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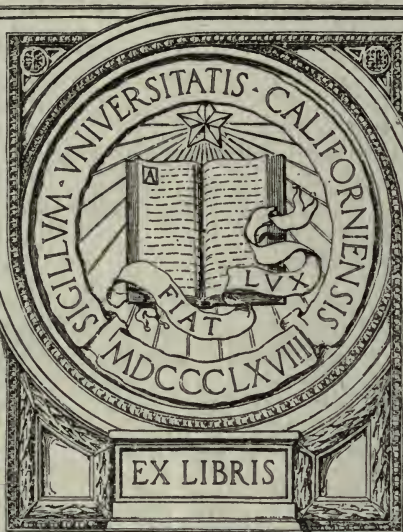
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# The Furnished Room Problem

IN PHILADELPHIA

*By*

Franklin Kline Fretz



A Thesis Presented to the Faculty of the  
Graduate School of the University of Pennsylvania  
in Partial Fulfillment of the Require-  
ments for the  
Degree of Doctor of Philosophy







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## THE FURNISHED ROOM PROBLEM IN PHILADELPHIA.

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This study deals with investigations made in the furnished room district of Philadelphia. This district is difficult to define and is constantly changing. A compact furnished room district in Philadelphia may be found in the 6th, 10th, 11th, 12th, 13th and 14th wards, which comprise that section of the city bounded by Chestnut street on the south and Poplar street on the north, the Delaware river on the east, and Broad street on the west. For the purpose of studying the problem and reaching an historical explanation of the same we consider this large district. In our actual investigations of the roomer and his problems we have confined our researches to small typical districts.

In this study we want to find out why the furnished room district is here rather than elsewhere; through what evolutions it has gone; what may be its future development; and what new social problems it furnishes or what old ones it accentuates. We shall consider the problem of the owner of the house as well as that of the occupant. The investigations have been conducted for this purpose, and present, therefore, (1) The economic problem, (2) The social problem characterizing the district, including inquiries into the life of the lodger or room-

er, his family life, his amusements, etc. The churches and schools in relation to the roomer; the saloon and its problem. (3) The problem of crime and vice. (4) Vital statistics.

To trace the evolution of the district it would be necessary to include the whole history of the city of Philadelphia. This is impossible. Watson, in his annals of Philadelphia, and other writers as well, have given us a mass of material dealing with the social condition of the city in early times. Philadelphia has always been famed for its comfortable homes. The lower part of the district, which forms the basis of our study in earlier years, contained the homes of the gentry of Philadelphia. Up to 1800 all of the best and richest merchants of Philadelphia dwelt under the same roofs with their stores on North Front street. After the merchants began to change their homes from Front street and the shores of the Delaware to the western outskirts of the city, the improvement of Philadelphia became rapid and great. "It may mark the character of the change to state, that when Mr. Markhoe built the large double house out High street, between Ninth and Tenth streets, in the front centre of a fenced meadow, it was so remote from all city intercourse, that it used to be a jest among his friends to say, "He lived out High street, next house but one to the Schuylkill ferry." (Watson's Annals of Philadelphia, Vol. I, p. 225.)

People were surprised in the beginning of the 19th century that merchants would leave their former old

dwellings in excellent condition in the neighborhood of the Delaware and move out to Ninth and Chestnut or Arch streets, where there were no pavements and no street lights. Gradually business and commercial interests drove out the old inhabitants from the river front; then the retail stores had to give way to the large wholesale houses and shipping places which are found along the river front, and extending for blocks along the principal intersecting thoroughfares up from the river such as Chestnut, Market, Arch and Race streets. Arch street had no stores in any part of it sixty years ago. Today it is one of the principal streets of wholesale trade in the city. We see a gradual evolution in this district due to the great economic changes which caused the growth and development of the city.

Some of the comfortable homes of old Philadelphians now used as boarding and rooming houses were built about seventy-five years ago. Still others were erected at a much later period. The change in the district from a residential to a business section has been sure though gradual. The Hon. Jonathan Roberts wrote of the conditions existing in the city in 1836, saying: "I have been accustomed for a few years past, to make use of New Year's day, somewhat like a New-Yorker, as a special occasion for visiting the city, and there to hunt up my earlier and least familiar acquaintances—thus to keep alive early recollections and to preserve their respect and remembrance. In January, 1836, I made calls upon as many as twenty families. I pass by the

notice of themselves personally—such as their own waning persons, and their new and growing progenies just starting out in life where I had once begun—as I wish only to notice the wonderful changes of their houses in furniture and in amplitude of rooms, etc. The whole is such as to fully convince me, that I can no longer employ my pen to illustrate the changing manners and times of our city. I must be done with that. I can only say now in general terms, that the change from the olden time is so entire, and that the traces of the past are so wholly effaced, that here is now scarcely a vestige left. The former was an age by itself of homely and domestic comfort, without pomp, parade or show; and this is now an entire age of luxury and cumbrous pomp. Now our merchants are princes, and our tradesmen are men of fortune; all dwell in palaces. The former little parlors are gone; even large parlors now are not enough—but two must be permanently cast into one, by double doors,—this not for family use and comfort (they are too refined and delicate for use), but for admiration and for show, while the family itself, for the sake of indulgence and freedom, seek other apartments behind, or upstairs, or in the basement story. These big rooms are *necessary* because social visits being no longer in vogue, but superseded by parties, they must have halls sufficiently large to hold their semi-annual gatherings. It is really astonishing to contemplate the class of citizens who hold such houses, and the annual expenditures they make, even in the same relations in

business wherein their fathers could live only moderately and frugally. One has only to walk along any given fashionable street, and read the names on the costly dwelling houses, and see how generally they comprise the class of fortunate dealers in all manners of merchandise and trades, one cannot but wonder how so many families can find means to sustain their freedom of expense. It is, in fact, so common now to be lavish in show, that riches can scarcely confer distinction. Surely we have a wonderful country where the road to wealth is so broad and safe—wherein so many travel and “go ahead.” We wonder, indeed, how long it may continue.”

Today the glory of these stately mansions of less than two generations ago has departed. Many have been torn down to be replaced by immense wholesale houses, industrial establishments and factories. Here and there a few still stand, silent monuments of the glory of the past, and indicative of the great economic forces which are making all things new. There is something of melancholy sadness in the plaint of a few old residents who still linger in the district and say: “This section of the city is not what it used to be.” The former glory of the district has departed forever. No one will ever know the heart-breaks, the tragedies enacted in the giving up of homes full of associations and sacred memories and see them give way before the onward and resistless march of “business”, or in seeing them occupied by people of foreign birth or by the “barbarians” from the country.

This district, then, was once a city of private homes; now it is a mixture of stores, large business houses catering to a wholesale and retail trade, tenements and lodging-houses; while many of the smaller streets are filled with a distinct negro population. "Chinatown" is found within the boundaries of our district. Fully three-fourths of the older residences not occupied by foreigners who have settled in parts of this district are "furnished room houses." Built in the fifties, sixties and seventies, they served their purposes as the homes of Philadelphia's prominent merchants and professional men, for a generation or more, and then a transformation came which was almost startling in its suddenness. The economic forces were stronger than the sentiment of the owners, and consequently prevailed. Some of the older inhabitants lingered on determined to keep up the appearance of the district, but the destructive forces were too strong for them. Style changes in the character of the homes of a people just as surely as it does in matters of dress. Those who have moved from the district into the suburbs and have superintended the erection of their own homes, have, in no cases, modeled them after their former homes in the heart of the city. Whole rows of the old houses were built on the same plan. There was no individuality exercised on their construction. On the first floor were the double parlors, the dining room, the kitchen, with one or two out kitchens. The parlors are high-ceiled, with a large amount of stucco-work which characterized the houses built a

generation ago. They also have large marble mantle-pieces, and some have a stained glass window. Where there are two parlors they are usually connected by sliding doors. In some old houses these doors are of mahogany. On the second floor are the front bed-room with an elaborate wardrobe, the rear bed-room, the bath-room with a large tub and stationary wash-stand and a sitting-room in the rear. On the third floor are from two to four square rooms painfully alike in construction. The heat is furnished by hot air furnaces, in most instances inadequate in winter weather. How different these houses with their marble fronts and steps from the houses in the suburbs with comfort and individuality characterizing every feature.

There is a danger, in every investigation of this character, of having it assume too wide a scope, and becoming worthless. We will not consider, therefore, the great business places that have sprung up in the district. Here are found some of the finest and best equipped department stores in America. Four or five of them would be a credit to any city. One store just completed has two hundred and seventy acres of floor space and employs an army of seventy-five hundred clerks. Here are found the great banking institutions and trust companies which have made Philadelphia famous. The leading theatres are found in the district or on its very confines. The Girls' Normal School of Philadelphia is almost in the center of the district. The Commercial High School for girls was in the district

until the completion of the new William Penn High School for Girls in 1909. The Boys' High School is on the opposite side of the street which marks the western boundary of the district. The Reading Terminal, which is the railroad station of the Reading system, is in the district, and the tracks of this road traverse it.

It is necessary to state these facts in giving a description of the district. So far as some of these institutions are of human interest, and bear upon our specific problem, we shall have occasion to mention them again in our discussion of the problem.

We have said enough to show that this district under consideration is not a "Furnished Room District" pure and simple. There is no such district in Philadelphia. Small typical districts might be found in other sections of the city which would be more expressive of the term "Furnished Room District." This district has been selected because it shows the natural evolution more satisfactorily. The problems of the "roomer" are the same everywhere. He is the product of certain definite forces which we shall consider in this study.

We do not intend making a study of the old-fashioned boarding-house which is fast passing out of existence. Here, too, we shall have occasion to make frequent references and comparisons. Nor do we intend entering into a discussion of the cheap lodging houses conducted by charitable societies for the solution of the problem of vagrancy. It is the lodging house we will discuss. The lodging house, or as it

is commonly known in Philadelphia, the "Furnished Room House" must be distinguished from the apartment house on the one hand and from the tenement house on the other. The apartment house is a family house, so is the tenement. They are intended for housekeeping. The furnished room house is cut up into small rooms and is generally intended for unmarried men and women who sleep there, and get their meals at some restaurant or café outside the house. The "Furnished Room House" never gives board. The "Furnished Roomer" is not a boarder; he is, as the term implies, only a "roomer". He has never been the subject of much study or concern. In New York, Chicago, Boston and St. Louis, the place in which he lives is called a rooming-house; in Philadelphia, the generally applied term is a "furnished room house." It is a distinct type of itself, and is found everywhere in the district we have selected for its study.

The population of this district, according to the census of 1910 was:

|                 |        |                 |        |
|-----------------|--------|-----------------|--------|
| 6th Ward .....  | 6,374  | 12th Ward ..... | 15,152 |
| 10th Ward ..... | 19,426 | 13th Ward ..... | 19,769 |
| 11th Ward ..... | 11,619 | 14th Ward ..... | 19,477 |

A comparison of the population of the district with previous years and with the growth of the whole population, will be made later. The children of school age in the district according to the school census (6 to 16 years of age), number ten thousand, two hundred and eighty-five.

We shall take up the whole matter of population under the subject of population. Suffice it at present to state that we are considering a district with a population of about one hundred thousand. To learn the economic motives that have caused the evolution of this district, and to know the social status and moral conditions found therein, is the purpose of this study.

The dearth of statistical data handicaps the investigator on every hand. This is especially the case in dealing with the vital statistics of any given district in our city. Great improvements in the matter of preserving and tabulating records have been made in recent years, and the records of Philadelphia today are as complete as the records of any first-class American city. The value of social statistics for small areas is not understood at present, or, if understood, is not possible because of the meagre appropriations for the purpose of gathering statistics. Under the general head of Vital Statistics we expect to deal with the subject of birth and death rates, marriage, sex-distribution, sickness and health, diseases characteristic of the district, causes of death and other social phenomena. We will now discuss the general movement of population in the city and the specific district.

**Population of Philadelphia, Including the Territory  
of the County.**

|            |       |            |        |
|------------|-------|------------|--------|
| 1683 ..... | 500   | 1740 ..... | 24,250 |
| 1700 ..... | 4,500 | 1760 ..... | 47,191 |
| 1720 ..... | 9,975 | 1790 ..... | 82,913 |

|            |         |            |         |
|------------|---------|------------|---------|
| 1800 ..... | 122,229 | 1830 ..... | 269,259 |
| 1810 ..... | 164,982 | 1840 ..... | 351,702 |
| 1820 ..... | 200,889 | 1850 ..... | 529,838 |

Same area after consolidation in 1854.

|            |         |            |           |
|------------|---------|------------|-----------|
| 1860 ..... | 565,529 | 1890 ..... | 1,046,964 |
| 1870 ..... | 674,022 | 1900 ..... | 1,293,697 |
| 1880 ..... | 847,170 | 1910 ..... | 1,549,008 |

Although Philadelphia is 225 years old, nearly one-third of its population has been gained during the past twenty years. The tendency of population to congregate in cities is the acknowledged feature of our modern civilization. It is a worldwide tendency. London is two thousand years old, and yet, it has gained four-fifths of its population in the past century. Paris multiplied its population five times in a hundred years. Odessa is one of the oldest cities in the world, yet nineteen-twentieth of its population was gathered in the last century. Cairo, typical of all that is old and degenerate, and to the superficial observer all that has ceased growing, has doubled its population in fifty years. In our own continent, Montreal in Canada, has grown in fifty years from sixty thousand to four hundred thousand; Toronto, in the same period, from twenty-five thousand to two hundred and fifty thousand. A world movement of population from country to city is, therefore, proven by every known rule of evidence. Philadelphia is no exception to the cities that have been affected by this world movement. To add one-third to its population in twenty years is a record exceeded by few cities in America as old as Philadelphia.

This remarkable growth of the city is due to many causes, the chief of which is that of transportation. To understand the problem of the city's growth it is well to bear in mind that the original boundaries of Philadelphia were the Delaware River on the east and the Schuylkill on the west, including all the territory between Vine and South streets. Today we find outside of the old city, popularly supposed to include the city's financial and business district, fourteen national banks with capital and surplus amounting to \$10,500,000 supplemented by twenty-four trust companies, with an aggregate capital and surplus in excess of \$11,000,000, making thirty-eight banking institutions employing capital of \$21,500,000 situated outside of the supposed financial and business centre of the city.

The area of the old original city today contains less than two per cent of Philadelphia's total area and eight per cent of the city's population. The old city, moreover, contains only seventy-five miles of highways, or five per cent of the total paved streets within the city limits. The area of the so-called "outlying districts" is one hundred and twenty-seven and one-half square miles, as opposed to one hundred and twenty-nine and one-fourth square miles for the whole city. The population of the "outlying" wards is 1,400,000 as compared with the 1,500,000 of the entire city. To realize the extent of Philadelphia let us assume City Hall as the centre or heart of Philadelphia. The eastern bound-

ary is settled for all time by the Delaware River about one and one-fourth miles distant, and the western boundary line is fixed by the boundary line of the adjoining county about four and one-half miles distant, making an east and west range at City Hall of five and three-fourths miles. This east and west range is very narrow in contrast with the extreme northeastern and southwestern boundaries of the city. It is about sixteen miles as the crow flies, to the northeastern boundary of Philadelphia above Somerton while the extreme southwestern boundary in the fortieth ward on Darby Creek is more than seven miles from City Hall.

While Philadelphia developed rapidly in the district laid out by William Penn, there was at the same time a vigorous growth in all the outlying districts. Many of these settlements were located a great distance from the original city and developed their own interests and life independently of the original Philadelphia. This can be readily understood when we consider that it required a far longer time to reach these outlying districts in olden times, by the only methods of conveyance at hand, on horseback or walking, than it takes the traveler today to go to New York or Washington. An old lady eighty-six years of age, speaking of ancient Philadelphia recently, said that when she was a child a relative of her family was to be buried at Somerton. In order to attend the funeral the family left for Somerton at noon of the preceding day. It was in the month of March and the roads

were so bad, owing to the frost coming out of the ground, that they traveled until midnight without reaching their destination. A kind farmer lodged them for the night. An early start was made on the following morning at five o'clock, and they reached the house just in time for services at nine o'clock. Such a story is hardly credible today, especially, when we take into consideration our present methods of transportation. So wonderful has been the transformation in the life history of a single individual.

As a consequence of this isolation of the outlying sections, each little community developed along independent lines, lived its own life, developed its own resources, and a strong community feeling, in many ways different from that of Philadelphia. This condition of isolation continued from the founding of Philadelphia in 1683 up to the consolidation in 1854. Thus for a period of 171 years this condition of independent development of the outlying districts had continued. The old city of Philadelphia in 1854 had assumed the whole of its present area of one hundred and twenty-nine and a half square miles and absorbed into its body politic smaller communities located within the county of Philadelphia, the new city having at time of consolidation a population of 530,000 or about one-third of its present population. We see then a remarkable growth in fifty-six years of three times the population. Much of this growth is due to the world-wide tendency we have noted, of people congregating in the large cities.

## THE EVOLUTION OF THE DISTRICT.

---

The question of transportation was the dominant one in the development of the city, and its rapid growth in recent years. The first act passed in America and the first railway built in the State of Pennsylvania for general commerce, was by the state; it was the Philadelphia and Columbia Railroad, eighty-four and one-half miles long. The first car was run over it from Philadelphia to West Chester January 25, 1833, and after that time the road was open for regular travel between these points. In the early part of June, 1834, the *Philadelphia Gazette* notes the fact that cars were running from Philadelphia to Columbia on regular fare. The second track between Philadelphia and Columbia was completed and formally opened by an excursion in which Governor Wolf took part on the 6th of October, 1834. Passenger cars ran in Market street long before the days of city passenger railways, and as soon as the Market street railway was established, which was about the year 1833, they ran from Eighth and Market streets to Broad street, up Broad to Willow street, and out to Fairmount and the Columbia Railroad Bridge.

The growth of the city, to a large degree, was coincident with the growth of the street railway

service. The street railways precipitated the expansion of the city more than any other cause. The slow, cumbrous, and noisy omnibuses had to give way to the more convenient city passenger railways. In June, 1857, or three years after the consolidation of the city an act was passed by the Legislature, authorizing the construction of a track along Sixth street, southward to Morris street. This road was speedily built, and commenced operations January 21, 1858, with great success, running on Fifth and Sixth streets, from Frankford to Southwark. At succeeding sessions of the Legislature laws for creating several other railroads for carrying passengers through the streets were passed, to some of which, especially through Chestnut and Walnut streets, there was much opposition. Pamphlets were published, and some large owners of property threatened to sell out and move away from the route. Today the street car system has permeated the entire city. By the year 1860 the old section of Philadelphia had a pretty well developed system of street railways. There were cars on Market, Chestnut and Walnut streets, Race and Vine streets, Spruce and Pine streets, Green and Coates streets, Fifth and Sixth streets, Fourth and Eighth streets, and Seventeenth and Nineteenth streets. With 1860 began a new era in the growth of Philadelphia. The population of the city in 1860 was 565,529 and in 1870 the city had grown to 674,022. Since that time it seems as though the growth of the city coincides with the expansion of the street railway system.



Philadelphia is preeminently a city of homes—the possession of 331,000 separate dwellings proves this.

There has always been a demand for detached homes in Philadelphia, homes of individuality, beauty and comfort, at prices not above those which are asked and readily obtained for houses in rows. It is only possible to live in such a home if there be adequate transportation facilities for the workers of the family to reach their work with some degree of comfort and convenience. Within the past decade this kind of building has been carried on to a remarkable extent. For a city with the natural surroundings of Philadelphia there should be a great development in detached, individual home building. The departure from older methods consists mainly in the fact that the effort of designers has been directed to the production of artistic dwellings in keeping with natural surroundings, at moderate cost, and to break away from hard and fast lines of four walls, a cellar and roof. Individuality, elbow room, convenience and comfort—a bit of ground to call one's own—plenty of fresh air and sunlight, have been the influences which have produced the bungalow now being so extensively built in our suburbs as well as the more stately mansions of the wealthy. Improved transportation facilities by steam and electric railways have made accessible a great area of desirable property. Civilization has removed the causes which made congestion once necessary. Development of transportation has removed the difficulty of distance from the business

centre. This constant stream of old residents moving to the suburbs has changed the character of the district under consideration and study.

The population movement in our specific district is interesting. I have tabulated it for five census periods to show the change.

|                 | 1870   | 1880   | 1890   | 1900   | 1910   |
|-----------------|--------|--------|--------|--------|--------|
| 6th Ward .....  | 12,067 | 10,004 | 8,712  | 8,042  | 6,374  |
| 10th Ward ..... | 23,353 | 23,362 | 21,514 | 19,967 | 19,426 |
| 11th Ward ..... | 14,847 | 12,929 | 12,953 | 11,843 | 11,619 |
| 12th Ward ..... | 15,171 | 14,690 | 14,170 | 13,850 | 15,152 |
| 13th Ward ..... | 19,945 | 18,646 | 17,923 | 17,427 | 19,769 |
| 14th Ward ..... | 22,637 | 22,353 | 20,737 | 19,405 | 19,477 |

Another interesting comparison may be made by taking the total number of votes cast for presidential electors in 1868 and in 1908 in the election precincts of the district.

|                 | 1868   | 1908   |
|-----------------|--------|--------|
| 6th Ward .....  | 2,716  | 1,341  |
| 10th Ward ..... | 4,468  | 4,855  |
| 11th Ward ..... | 3,128  | 1,452  |
| 12th Ward ..... | 3,057  | 2,004  |
| 13th Ward ..... | 4,040  | 3,669  |
| 14th Ward ..... | 4,447  | 3,806  |
| Total .....     | 21,856 | 17,127 |

The official assessment by wards for December, 1910, shows a large increase in the number of voters in these wards. Not much stress, however, should be laid on this assessment. Assessors are often careless in making assessments and it is possible that such an assessment would report more than the actual number of voters in the district. However, we must remember that as the character of the dis-

trict constantly changes from a residential to a furnished room district, the number of voters would increase, because there are a proportionately large number of men in the furnished room business.

**Official Assessment for December, 1910.**

|                 |       |                 |        |
|-----------------|-------|-----------------|--------|
| 6th Ward .....  | 1,767 | 12th Ward ..... | 2,698  |
| 10th Ward ..... | 6,248 | 13th Ward ..... | 5,456  |
| 11th Ward ..... | 1,797 | 14th Ward ..... | 5,747  |
|                 |       |                 | <hr/>  |
| Total .....     |       |                 | 23,713 |

If these different figures prove anything they show that there has not been a great change in the number of people in this district the past fifty years. The population is slowly decreasing. This decrease is due to the exodus to the suburbs which has been going on the past fifty years. The old residents who have moved away are amazed that the loss in population is not greater than it has been. This exodus on the part of the old families is due to the increasing popularity of the suburbs and the ease with which they may be reached. The towns outside the corporate limits of Philadelphia have greatly benefited by this exodus. The expansion of the electric service or street railways of the city and of the steam roads as well, especially the Pennsylvania Railroad and the Reading, enables people to live in the suburbs with some degree of comfort. Many of the old homes in the district have given way to the onward march of business. A factory, a department store or other place of business marks

the site of many a home occupied by the gentry of our city a generation ago. The consequence is that those residing in the same territory today are living in a very much more congested manner than did those a generation ago. We will notice in this study that the furnished room house tends to increase the density of the population. Under the head of vital statistics we will find also that few children are to be found in the lodging or furnished room district. Besides being a social and economic problem we will also find that the furnished room problem presents grave moral issues.

Before giving the statistics gathered on the boarding house it is necessary to call attention to three classes of houses in the district, entirely distinct in character, but, quite frequently confused:

First—Boarding House.

Second—Furnished Room House.

Third—Furnished Apartments for Housekeeping.

The boarding house is a place where meals and lodging are furnished for a stipulated sum per day or week. The furnished room house furnishes lodging only; meals are never furnished. This has led to the development of the restaurant business. The furnished apartments for housekeeping are from one to three rooms rented to a family for the ordinary purposes of keeping house.

## THE BOARDING HOUSE.

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There is a decided trend from boarding houses to furnished-room houses in Philadelphia. The United States Government does not differentiate between the two in the census statistics. There is data at hand giving total population in different cities.

### Boarding and Lodging House Keepers in the Ten Largest Cities.

FROM VOLUME ON POPULATION.

Tenth Census. 1880.

|                   | Males | Females | Total | Population | Ratio of<br>Boarding and<br>Lodging-house<br>Keepers to<br>Population. |
|-------------------|-------|---------|-------|------------|------------------------------------------------------------------------|
| New York .....    | 386   | 983     | 1,369 | 1,206,299  | 1,104                                                                  |
| Brooklyn .....    | 32    | 186     | 218   | 566,663    |                                                                        |
| Chicago .....     | 143   | 548     | 691   | 503,195    | 728                                                                    |
| Philadelphia .... | 108   | 533     | 641   | 847,170    | 1,321                                                                  |
| St. Louis .....   | 142   | 314     | 456   | 350,518    | 768                                                                    |
| Boston .....      | 149   | 452     | 601   | 362,839    | 604                                                                    |
| Baltimore .....   | 45    | 125     | 170   | 332,313    | 1,955                                                                  |
| Cleveland .....   | 36    | 113     | 149   | 160,146    | 1,075                                                                  |
| Buffalo .....     | 47    | 79      | 126   | 155,134    | 1,231                                                                  |
| San Francisco ..  | 184   | 291     | 475   | 233,959    | 492                                                                    |
| Cincinnati .....  | 44    | 168     | 212   | 255,139    | 1,203                                                                  |

#### Twelfth Census. 1900.

|                 |     |       |       |           |       |
|-----------------|-----|-------|-------|-----------|-------|
| New York ....   | 474 | 2,813 | 3,287 | 3,437,202 | 1,045 |
| Chicago .....   | 196 | 2,151 | 2,347 | 1,698,575 | 723   |
| Philadelphia .. | 208 | 1,357 | 1,565 | 1,393,697 | 826   |
| St. Louis ..... | 156 | 1,084 | 1,240 | 575,238   | 463   |
| Boston .....    | 148 | 1,423 | 1,571 | 560,892   | 357   |
| Baltimore ..... | 47  | 540   | 587   | 508,957   | 867   |
| Cleveland ..... | 41  | 429   | 470   | 381,768   | 812   |
| Buffalo .....   | 30  | 359   | 389   | 352,387   | 905   |
| San Francisco.. | 297 | 1,173 | 1,470 | 342,782   | 233   |
| Cincinnati .... | 26  | 319   | 345   | 325,902   | 945   |

Compare the table for 1900 with the table for 1890 and we find a very great increase in the number of boarding and lodging houses in twenty years. Unfortunately the United States Census gives us no statistics for boarders and lodgers. It would be interesting if we could ascertain whether or not there is an increase in the proportion of boarders to the total population. One thing is certain, the number of boarding and lodging houses shows a remarkable increase in proportion to the total population. In 1880 there was one boarding or lodging house to every 1,321 persons, and in 1900 this proportion had increased to one such house for every 826 persons. In ten cities under consideration, Baltimore showed the greatest increase in the proportionate number of lodging and boarding houses, while Philadelphia stood second.

The old-fashioned boarding house seems to be rapidly passing away, but there still are many left. A grocer living in the neighborhood of Ridge avenue and Spring Garden street, made this statement, recently: "It is impossible to find an old-time boarding house in this neighborhood. That means a change in the conditions of trade. Instead of selling my potatoes by the barrel or the bushel and waiting until the boarding mistress could pay me, I must sell them to people living in a few rooms by the quarter peck and get my money at once. The people in this neighborhood, living in apartments are like birds of passage; they are here today and gone tomorrow." This statement that there are no longer

any boarding houses in the neighborhood is only relatively true. We have a few statistics that show the passing away of the boarding house.

On the lower side of Spring Garden street between Eleventh and Twelfth streets there are sixteen houses. They were the dwellings of prominent Philadelphians less than twenty years ago. An old resident of the neighborhood recently said: "You might as well have applied to the White House for board with chance of success in 1880 as to any home on the lower side of Spring Garden street." By the year 1905 there were two private families left, in this particular block. The remaining houses were boarding houses. In each of these it was possible to secure room and board. By 1908 the last private family had moved away. At this time there was one boarding house in the block; the remaining houses had become rooming houses. By the spring of 1910 this lone boarding house went out of existence. Today the whole block is composed of rooming houses. The proprietress of this last boarding house remarked to one of her boarders that she was tired of running a charity, and proposed, in the future to make some money. She now conducts a "furnished room house."

In 1905 the lower side of Mt. Vernon street between Twelfth and Thirteenth streets was called a boarding house street. Every house in the block with the exception of two, took boarders. Of the two, one house was occupied by a private family and the other was a "furnished room house." Today

every house in the block is a "rooming house;" none take boarders.

The advertisements in the daily papers and the signs in the windows tell the tale, and are the best indications of the character of the district. We have the number of "ads" that appeared in the leading papers on the same day at different times. This is an indication of the proportion of furnished-room, boarding and apartments for housekeeping houses in the district.

#### October, 1907.

##### Rooms to Let Apartments Board

|                          |    |    |    |
|--------------------------|----|----|----|
| Philadelphia Press ..... | 7  | 1  | 1  |
| Inquirer .....           | 14 | 4  | 4  |
| Public Ledger .....      | 11 | 2  | 5  |
| North American .....     | 8  | 1  | 1  |
| Evening Bulletin .....   | 7  | 2  | 2  |
| The Evening Times .....  | 8  | 1  | 2  |
| Total .....              | 55 | 11 | 15 |

#### December, 1907.

|                            |    |    |    |
|----------------------------|----|----|----|
| Philadelphia Press .....   | 6  | 2  | 3  |
| Inquirer .....             | 22 | 6  | 5  |
| Public Ledger .....        | 10 | 3  | 2  |
| North American .....       | 6  | 0  | 1  |
| The Evening Bulletin ..... | 13 | 4  | 6  |
| The Evening Times .....    | 12 | 2  | 1  |
| Total .....                | 74 | 17 | 18 |

#### October, 1908.

|                            |    |    |    |
|----------------------------|----|----|----|
| Philadelphia Press .....   | 2  | 0  | 1  |
| Inquirer .....             | 14 | 6  | 4  |
| Public Ledger .....        | 7  | 1  | 1  |
| North American .....       | 5  | 1  | 1  |
| The Evening Bulletin ..... | 12 | 2  | 3  |
| The Evening Times .....    | 2  | 0  | 1  |
| Total .....                | 42 | 10 | 11 |

In October, 1907, fifty-five furnished rooms to let were advertised and fifteen boarding houses. In December of the same year seventy-four rooms to let were advertised and eighteen boarding houses. This

remarkable increase in the number of advertisements was due to the panic which began with the violent break in the stock-market in October of the same year. The force of workmen in Baldwin's Locomotive Works was reduced from four thousand, five hundred and fifty men to less than one thousand, and these were compelled to work on half time and less. Every industry in the city was more or less affected. Boarding and rooming houses in some sections of the city, were almost deserted. One woman who ran a boarding house at ——— Twelfth street, lost thirteen of her fourteen boarders. They returned to the homes of their parents and friends in the country until the depression was over. This industrial depression accounts for the greater number of advertisements of boarding houses in December than in October. A successful boarding or rooming house should be filled in December. In October, 1908, one year later, the papers had forty-two ads under "Rooms to Let" and eleven under "Board." This shows a decrease in the number of vacancies from the preceding year. It also shows that there are more houses that advertise for roomers than for boarders.

The objection might be raised that there are many people who do not advertise in the daily papers. This is true, not only of those who conduct boarding houses, but equally true of those who conduct rooming houses. Some form of advertising is necessary in every business. A common form of advertising resorted to is the placing of placards in the window,

with the following inscriptions: "Furnished Rooms," "Rooms," "Rooms to Let," "Apartments," "Apartments for Housekeeping," "Vacancies," "Board," "Boarding," "Room with or without Board," "Room and Board," etc. In October, 1909, and in October, 1910, we investigated and counted three hundred signs in the windows of the furnished-room district for the purpose of which, we shall speak under "Furnished Rooms." At the same time we also noted the number of signs advertising for boarders.

|                  | October, 1909. | October, 1910. |
|------------------|----------------|----------------|
| Rooms .....      | 300            | 300            |
| Board .....      | 17             | 14             |
| Rooms with board | 19             | 13             |

These statistics were compiled from investigations in the district north of Spring Garden street, and between Tenth street and Broad. We see here a remarkable preponderance of rooming houses over boarding houses. Every possible method of getting at the facts shows us that the old-fashioned boarding house is going out of existence. It was a good institution. Up to 1876 the modern "Furnished Room House" was unknown in Philadelphia. In that year the Centennial Exposition was held in Philadelphia, and thousands of visitors came to see it. The hotels and boarding houses were unable to accommodate the crowds so that the homes of the city had to be opened to entertain the sight-seers. Many of the visitors did not care to have meals served at the homes in which they were staying. The managers of the boarding houses took advantage of their opportunity to make money and charged the

strangers as much for the use of the rooms they occupied, as they received from their regular boarders. To rent "rooms" was more profitable than to furnish board in addition to the rooms. This marked the beginning of the custom of renting rooms which because of economic reasons spread so rapidly.

There are many women keeping boarders who are making money in the business. On the other hand there are many failures. Inexperienced women and families come to the city in high hopes of making a comfortable living in an apparently pleasant and profitable business. The real estate agents are very careful not to put a damper on their enthusiasm until they have sold them the furniture and goodwill of a house. They soon find that they have made a mistake. It is hard to pay the running expenses. In the early summer the boarders vanish, the rent and running expenses go on. The life instead of being pleasant is full of monotony and petty troubles. Sometimes the boarders cheat the landlady and they continually annoy her. From confidential interviews with twenty boarding house keepers we found five who declared they were making money in the business, eleven who said they could hardly make ends meet, and four who declared they had lost money. Unfortunately very few keep accounts. The income of the boarding house keeper consists of the money she receives from her boarders. Her expenditures consist of house-rent, food, coal, gas, wages to servants, laundry, replenishing of furniture, carpets, etc. We append several itemized accounts that have

been furnished us by those who claim they are succeeding in the business.

— North Eleventh street. Miss S. A. G—, proprietress. Age 42 years. Single. Has no relative in the house. She is a native American. Was born in the rural districts of Pennsylvania. Color, white. She does not receive any other help, and has no private income excepting the interest on her savings which are small. Has conducted a boarding house for sixteen years. Has eight boarders and a number of table boarders whom she furnishes with two meals a day, breakfast and dinner at 6:30 p. m. Her house is always full with the possible exception of a month in summer time.

#### Receipts.

|                                                    |           |
|----------------------------------------------------|-----------|
| Eight boarders, \$5.00 per week .....              | \$2080 00 |
| Ten table boarders (average), \$3.00 per week..... | 1560 00   |
| Total income .....                                 | \$3640 00 |

#### Expenses.

|                                             |          |
|---------------------------------------------|----------|
| Rent, \$30.00 per month .....               | \$360 00 |
| Help, per annum .....                       | 308 00   |
| Coal, per annum .....                       | 100 00   |
| Gas, per annum .....                        | 36 00    |
| Laundry, per annum .....                    | 104 00   |
| Repairs to House, Plumbing, etc. ....       | 50 00    |
| Total expenses (excluding provisions) ..... | \$958 00 |

She has \$2683.00 left for buying provisions for the table and for her personal use, or an average of \$51.75 per week. She has absolutely no idea what it costs to run her table each week. She thinks it costs more to run the table in the winter and early spring than in the summer and fall. Nor has she kept an account of her personal expenses. She dresses well and "spends money when she feels like it." She is

able to save an average of two hundred dollars a year besides carrying an endowment insurance policy for two thousand dollars.

### **The Boarders.**

1. Medical student, Mexican, 30 years old. Single.
2. Young lady who is the fiancée of the Mexican. She is a native born American, raised in the country, 25 years old. Never married.
3. Boy 18 years old. Orphan. Works in a "gent's furnishing store." Was born in the country. Moved to Philadelphia when six years old. Both parents died in this city.
4. Young man 22 years old. Born in rural district of New Jersey. Graduate of a Philadelphia Business School. Doing clerical work.
5. Cuban, 25 years old. Single. Machinist.
6. Dane, 24 years old. Single. Came to America at age of nine. Goes to night school. Studies Latin, general history and mathematics. Is preparing for college.
7. Old soldier. Native born, 64 years old. Never married.
8. Barber. Pennsylvania German, 27 years old. Divorced.

The house has a parlor to entertain friends and a place for the table boarders to congregate before and after their morning and evening meals. The Danish young man is of high moral character, a machinist by trade. He is taking lessons in a night school and hopes to be able to enter college in a year or two,

with the intention of preparing for the ministry among his own people. He says the surroundings and influences of that house are better than many in which he has lived. The only man who leads an openly immoral life is the Pennsylvania German barber, who had been married but had secured a divorce. This young Dane remarked, "Whenever you find a well-developed man opposed to marriage, you will find upon investigation that there is something wrong with him." The chances are he is not leading a moral life. It is suggestive that there is not one married man or woman in this house. The young lady is treated with respect by the rest of the boarders. She is not engaged in any gainful occupation. Before she met the Mexican student she was a saleswoman in a department store, and it is supposed the Mexican student is paying her expenses at present. The Dane is the only regular attendant at church services. Others attend services occasionally in the evening. The young lady is the only one who makes use of a free library. The Sunday paper furnishes the bulk of the reading matter in that house.

— **Green Street.**

Miss R———, proprietress. Boarding house. Single, 29 years old. No male relative in the house. Born in Berks county, Pennsylvania. Sixteen boarders. Average \$5.50 a week. Serves only two meals. The sixteen boarders are all single young men, ranging in age from 21 to 29 years. Their average age is 25 years. They are all native born but one, who is a Russian. The native born Americans were all

born in the country with one exception, he was born in Philadelphia. The Russian is the only one who is a regular attendant at church, being a member of Grace Baptist Temple. Two or three others go occasionally. The Russian also attends Sunday-school. He is the only one attending night school. None make use of the free library. Classified according to occupation there are:

Two druggists, two office clerks, two dental students, one stenographer, one carpenter, one insurance collector, one electrician, one machinist, two agents (not specified), one tailor, two occupations not known.

#### Receipts.

|                                                                             |          |
|-----------------------------------------------------------------------------|----------|
| Sixteen boards, \$5.50 per week, total \$88.00 per week, or per month ..... | \$381 33 |
|-----------------------------------------------------------------------------|----------|

#### Expenses.

|                                     |                 |
|-------------------------------------|-----------------|
| Rent, per month .....               | \$ 45 00        |
| Coal, per month .....               | 10 00           |
| Gas, per month .....                | 2 00            |
| Help, per month .....               | 20 00           |
| Provisions, per month .....         | 110 00          |
| Incidentals and repairs .....       | 25 00           |
| <b>Total</b> .....                  | <b>\$312 00</b> |
| <b>Total monthly receipts</b> ..... | <b>\$381 33</b> |
| <b>Total monthly expenses</b> ..... | <b>312 00</b>   |
| <b>Total monthly balance</b> .....  | <b>\$69 33</b>  |

This woman saves about \$500 each year above her expenditures for clothing.

#### — North Twelfth Street.

This house is run by a widow, who is a Roman Catholic. Her husband was a Jew. Her daughter married one of the boarders who was a Lutheran. When they found they could not be married by a

priest in Philadelphia because of the religious conviction of the young man, they ran away to Wilmington and were married there. This woman had been running a high-class boarding house at this address for several years. She never kept any account of receipts and expenses. She knew she made a good living and that is all she cared about. Her house accommodates sixteen boarders. It is filled at least nine months in the year. The boarders pay from \$5.00 to \$6.00 per week. Two meals a day are furnished. No luncheon is served at mid-day. On Sunday breakfast is served at nine o'clock and a big dinner at four o'clock. The boarders are men ranging from 18 to 30 years. She never takes women. At the time this information was received she had twelve with the following occupations:

Two bookkeepers, both born in Pennsylvania. Single, age 23-25. Three stenographers and typewriters, born in Lehigh county, Pa., single, age 28-23-24. One clerk in Reading Railroad office, born in Trenton, N. J., single, age 23. One plumber, born in Philadelphia, single, age 18. One machinist, born in Ohio, single, age 27. One electrical engineer, born in Easton, Pa., single, age 28. One dental student, born in the rural district of New York state, single, age 22. One insurance collector, born in Philadelphia, divorced, age 35. One shipping clerk, born in Bucks county, Pa., single, age 24.

The average age of these twelve men is exactly 25 years. This woman paid \$42.00 a month rent and had an average income of \$80.00 per week. The

boarders were well satisfied with their board, which consisted of good substantial food, well cooked. She was enabled to pay all her debts, educate and clothe her daughter, and had a comfortable sum in a savings fund. When her daughter was married she gave up the business. She had no idea whatever of an average weekly expense, and was not sure of the amount she expended on coal during the year.

— North Tenth Street.

*Investigated April, 1908.*

Widow and her sister run a boarding house. Always did well until the financial panic beginning October, 1907. Had many young men from the country until this time. On account of the alarming industrial depression many of her boarders left and returned to the country. Sixteen left in one day in November, 1907. Since then she has not been able to meet her expenses. Neither has she been able to reduce the price of the board on account of the high prices of food stuffs, especially meat. She gets from \$5.00 to \$7.50 a week for room-rent and board, depending on the location of the room. She has been in business ten years and never kept an itemized account. At the end of the year she always had some money to put in the savings fund. This amount is now being drawn on, to meet her deficit during the hard times. She always maintained a public parlor where friends of the boarders could be received.

In October, 1908, she sold out her place and moved to Germantown. The place is now a rooming-house.

— N. Twelfth Street.

Mrs. J———, proprietress. Her husband left her, but they were never divorced. He is supposed to be in New York. He was an inveterate gambler. She could not stand his coming in from the clubs at three and four o'clock in the morning, so she locked him out. He disappeared. During the time they lived together, she supported him by keeping boarders. She kept a boarding-house for twelve years, and always managed to get along, and make a little money. She carries building and loan shares, and life insurance, and has some money in a savings bank. She has no children, and keeps no married boarders. She never keeps any boarders who do not have regular employment. She will not have any one around the house during the day. At the time of this investigation (January, 1909), she had fourteen men and three girls boarding in her house. The men paid \$6.50 a week and the girls \$5.00 a week. She packed lunch for all the boarders.

| Income.                       |                |
|-------------------------------|----------------|
| Board (men), per week .....   | \$91 00        |
| Board (girls), per week ..... | 15 00          |
| Total per week .....          | <hr/> \$106 00 |

She paid \$38.00 per month rent. She had no idea of her expenses. She said: "I know that I always come out or I would not be in the business." In February, 1910, she sold out and now conducts a "furnished-room house" in West Philadelphia. The

house now displays a "Furnished Room" sign in the window.

In 1907 there were seven boarding houses on the north side of Green street between Eleventh and Twelfth streets. In December, 1910, there was only one in existence. The change from boarding houses to furnished room houses is continually going on. It is to be regretted, for with all the shortcomings of the boarding house, it possessed some good features. There was much of the home element in it. A generation ago many of the men who are the leaders in the commercial life of our city today, made their homes as young men in the old-fashioned boarding houses. They were surrounded during this formative period of their lives with many of the safeguards of a good home. There was a public parlor where they could meet and entertain friends. Generally there was a musical instrument of some kind in the parlor, and the boarders congregated there in the evening and sang songs, and had a good time in general. The boarders knew each other, they met at the table several times a day, and lingered in conversation after dinner in the evening. The landlady of the old-fashioned boarding house took something of a personal interest in her boarders, and very often they were treated as members of the family. Recently I learned of a banker in this city who provided liberally for an old lady who had been his boarding mistress from 1867 to 1873. He declared: "She has been the making of me, and I will care for her during her earthly life." There was a public parlor

in the old-fashioned boarding house. Young ladies were not compelled to entertain their men friends in their rooms. A girl in a "rooming-house" must either take her friends, if she has any, both men and women, to her room or meet them on the street. This is true in Philadelphia not only of the students in our educational institutions, but of our store girls and others. One may draw his own conclusion as to the probable moral effect of a young girl entertaining a gentleman caller in her bed-room.

With the decline of the boarding house there has been a marked development in the restaurant business. We do not agree with some who have given much thought to this subject, and have reached the conclusion "that the competition of the café is a powerful force tending to drive out of business hundreds of boarding house keepers, and to reduce them to the simpler employment of "taking in lodgers." The majority of young men and women today prefer a good boarding house where they can secure a room with meals to a "furnished room" house, where it is necessary to take one's meals elsewhere. It is cheaper to have a room and board under the old plan than to have a room at one place and take meals elsewhere. The restaurant and dining-rooms follow the transition period, but do not precede it. After the transition from boarding to "rooming" had taken place on Mt. Vernon street, two restaurants were opened up at Ridge avenue and Mt. Vernon street to accommodate the needs of the district. Two were started on Spring Garden street between Eleventh

and Twelfth streets after the change had taken place there. In these dining-rooms meals are eaten almost in silence. No one has a permanent seat. The "mealer" comes in whenever he is hungry, takes a napkin from a rack, and sits wherever he can find a vacant place. It is impossible to get a "square meal" under twenty-five cents. Breakfast will cost at least twenty cents, and luncheon will take another twenty-five cents. Under the most economical management, three meals a day will cost \$4.90 a week. Add to this \$2.00 for a room and you have a total outlay of \$6.90 a week for room and board. One is disposed to wonder how girls working in department stores at a wage of from \$4.00 to \$10.00 a week manage to make both ends meet, and dress as they usually do.

## THE FURNISHED ROOM HOUSE.

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In the investigations of the "furnished room" house we have confined ourselves to a district that is "typical," bounded by Spring Garden street on the south and Fairmount avenue on the north; by Tenth street on the east and Broad street on the west. This district is about one and one-half blocks from north and south, according to the city plan, and four blocks from east to west. From Green street to Fairmount avenue is the longest block in the city. Green street is 600 north and Fairmount avenue 700 north; between Green street and Fairmount avenue there are three parallel streets as wide and as imposing as either Green street or Fairmount avenue. These are Mount Vernon, Wallace and Melon streets. Besides these there are several smaller streets or alleys densely populated by colored and white residents. (See map.) We have said that this district is typical because the change from a residential to a "rooming district" has taken place within recent years and is continuing at present. There are very few "boarding houses" in this section, and even fewer "apartments to let." There is one large hotel, the Lorraine, at the corner of Broad and Fairmount avenue, which is the largest apartment house, with the exception of the Majestic, north of Market street. Business interests have not made many encroachments in this

district as yet. Within the past year (1910) several houses have been torn down to make way for industrial establishments and business offices. These changes are taking place on Spring Garden street. In other parts of the district the external character of the houses is the same as it has been since their construction. One can pass through the streets in any direction with eyes wide open and gain no inkling of the nature of the life that goes on within the clean and genteel exteriors of these dignified-looking houses that were the homes of Philadelphia's prominent business men and merchants until a few years ago. There is in their external appearance very little which speaks of decline; they might still be taken as the residences of the old families. But signs in the windows inform the most careless observer to the contrary. "Rooms to let" is a sign that confronts us everywhere. On the lower side of Spring Garden street between Tenth and Eleventh, every window contained a "rooming" sign in October, 1910. There is not a single private residence in that block. Between Eleventh and Twelfth there is only one private family in the whole block and they take a few boarders, "because it is too lonely to live in that large house with a small family." On the lower side of the same street between Twelfth and Thirteenth there are two private residences, one of which is occupied by a physician and his family, the other by several maiden ladies who have inherited the property from their father and intend to stay there as long as they live. On the same side of the street

between Thirteenth and Broad there was not a single "boarding" or "rooming-house" in 1904; today (1911) there are only three private families on the street, two of whom are offering their properties for sale. Practically the same conditions exist on Green street. There are only nine private families on both sides of the street between Tenth and Broad. On Mount Vernon street there are no private families between Twelfth and Thirteenth. Every house on both sides of the street is a "furnished-room house." Eleven private families live on Wallace street between Tenth street and Broad. There are several boarding houses and "massage parlors" on this street. The public papers advertise three "massage parlors" on Wallace street between Twelfth and Thirteenth, and one between Thirteenth and Broad. Melon street is filled with "rooming houses." The houses on Melon street are comfortable but not as pretentious as the rest of the houses in the district. More of the old residents have remained on this street than on any other in the immediate neighborhood. About one-half of the houses are "rooming houses", some of which are intended for colored roomers. Nine houses are now occupied by colored people on Melon street between Thirteenth and Broad, and seven houses between Twelfth and Thirteenth streets. A pretentious apartment house for colored people is situated on Melon street between Twelfth and Thirteenth streets. There are several "massage parlors" on Melon street. Fairmount avenue is largely a "rooming street." Exactly one-half the houses dis-

played "rooming" signs on Fairmount avenue between Tenth and Broad in October, 1910. Many "rooming houses" do not display any signs. What is true of the cross streets is equally true of the streets running north and south. Tenth street is composed almost entirely of "rooming houses." There are a number of physicians on this street, but very few private families. Two private families live on Eleventh street between Spring Garden and Green. In 1900 there were no "boarding or rooming" houses on Eleventh street between Melom street and Fairmount avenue. Now there is one lone resident living privately in this block displaying two large signs on the house, "For Sale." The same conditions are true of Twelfth and Thirteenth streets and the east side of Broad street between Wallace street and Fairmount avenue. This district is therefore "typical."

Everywhere in this vicinity we are confronted by the sign "Rooms to Let." A study of these signs, generally placed in the front window, and sometimes tacked on the front door, is very interesting. Most of them are printed in large, plain type of black on white card-board. Some are lettered on glass, and suspended from the front window by a brass chain. Others are on card-boards of black or gray with white letters. Some are lettered by hand on a piece of cardboard that once was the lid of a shoe box and are quite amateurish in design. Landladies will often vary their signs. One day you may find a sign in the window reading "Rooms to Let," the next day

"Furnished Rooms" greets you; a week or two later you are apprised of "Vacancies." A comfortable living is made by men going from house to house, selling these different signs.

In a canvass of the district in October, 1909, and October, 1910, we inspected three hundred "rooming" signs, distributed as follows:

|                                                 | October,<br>1909. | October,<br>1910. |
|-------------------------------------------------|-------------------|-------------------|
| Furnished Rooms .....                           | 110               | 98                |
| Rooms .....                                     | 47                | 52                |
| Rooms to Let .....                              | 19                | 14                |
| Apartments .....                                | 20                | 23                |
| Apartments for Housekeeping .....               | 37                | 34                |
| Vacancies .....                                 | 19                | 32                |
| Furnished Rooms for Gents or<br>Gentlemen ..... | 28                | 29                |
| Gents .....                                     | 2                 | 0                 |
| To-Let-Room .....                               | 14                | 18                |
| Colored Furnished Rooms .....                   | 2                 | 0                 |
| Rooms and Chairs Caned .....                    | 1                 | 0                 |
| Rooms—Day or Hour .....                         | 1                 | 0                 |
| Total .....                                     | 300               | 300               |

During the working hours of the day the streets running east and west are almost deserted. The north and south streets would also appear deserted were it not for the street car lines and other traffic that passes through the district. The "rooming house" population works and the houses are deserted by 8.30 in the morning. During the early afternoon the district is as quiet as the suburbs of some country town. In the language of one of the city policemen, "there is nothing doing in this neighborhood." An old cab driver of the Quaker City Cab Company, who has been "on the seat" for thirty years, said, "The good old days for Spring Garden and Green streets are over. I remember when they were lined

with cabs in the afternoon to take people to theatres and teas and 'at homes.' We never get a call to that district during the day." No leisure classes exist in this neighborhood today.

When the day's work is over and the down-town stores, offices and factories pour forth their living streams of humanity, the district assumes a new aspect. Every passing trolley car drops a number of men and women. A continuous stream of men gradually vanishes into the many "rooming houses," like a river flowing through a delta or disappearing in some underground passage. By eight o'clock in the evening the district assumes the same deserted appearance. All who could, have gone to see some play or "movey" or have gone "down-town" for a stroll. Some have gone to the "Free Library" to read the daily papers and current magazines. Those who remain have gone to bed or prefer the seclusion of their own rooms. There is little sociability in this district, for public parlors are few. One can walk along the streets at night and not see a house with a parlor lit up and occupied by young folks playing games or engaging in social intercourse or music as is the case in other sections of the city. The life of the average "roomer" is a solitary one.

In an investigation of one hundred houses it was found that only eleven had parlors. In two of these friends of the roomers who called were asked to rest until it could be ascertained whether the parties wanted were in or not. The one landlady declared it was too expensive to furnish a parlor for the pur-

pose of allowing roomers to wear out carpets and furniture in entertaining friends. The absence of the public parlor is one of the worst evils of the "rooming house" life. In fact, it is almost sufficient to condemn the whole system. A girl in the "rooming house" must either take her friends, if she has any, both men and women, to her room or meet them in the street. This is true not only of wage-earners, but of young students in our educational institutions.

The writer has in mind two young girls, stenographers by vocation, living in a "furnished room house," who have met two young men of moral probity living in the same house. These two young couples have become very much attached to one another, and live in adjoining rooms which communicate. The door between the rooms is generally open, and the parties make free use of one another's rooms. What would their relatives and friends in the little country town from which they have come, think of such conduct in that community? What would they themselves think of the daughter of a private family granting free access to a young man who might be taken in as a boarder in that home? You may draw your own conclusion as to the probable moral effect of such a course in many instances. We have been taken into rooms where we have been received by young ladies in dressing sacques and kimonos, without any apology on their part.

It is to be regretted that the men and women who do so large a part of the city's work should not have,

at least, some substitute for home life, and that more opportunities are not given them for real recreation, and cultural association. It is sad that they are exposed so ruthlessly and regardless of age and experience, to conditions which would try the most stable moral consciousness. Need we wonder that many young girls and boys who have come from the country go wrong in the city? Young girls and young men will get together until the end of time. The houses where the poorly paid girl lives have no accommodations for the entertainment of her boy friends. She will meet them. If the "rooming house" is conducted with any respect for the conventions she cannot meet them regularly in her room. She must resort to the street corner. As the courtship progresses they must have recourse either to the benches of a public park, which are filled early, or, if the weather is unfavorable, they are compelled to seek the warmth and light of the back-room of a saloon. Some divines still hold that marriages are made in heaven, when the real facts of the case show that many are made in the back-room of a saloon. If the Church wants to engage in real uplift, a beginning might be made by setting aside warm, cozy and comfortable rooms where young couples could meet every evening and spoon under chaperonage that would not be too exacting or inquisitive. It might be a step forward in bringing about that golden age when marriages are made in heaven. Such a public parlor in our churches would be welcomed and would be of inestimable benefit as an uplifting

and regenerative force with those for whom it would be designed. A public parlor in a "rooming house" is more necessary than a dainty bed-room, or even a luxurious table.

The lack of a common parlor is universally ascribed to the economic pressures under which the landlady is laboring. Almost without exception she avers she cannot afford it, just as she often says she cannot know too much about her lodgers. There is no doubt that under existing conditions the first contention is true.

In the same investigation we found that of the one hundred houses, eighty-nine were conducted by women and eleven by men. In most cases these men are the heads of the family, but the management of the house falls upon the wife. Of the eighty-nine women, seventeen were married, forty-two single, nine were divorced and twenty-two were widows. Ninety-two were native born and eight were foreign born. Of the foreign born six were Germans, one Irish and one Scotch. The number of "roomers" were nine hundred sixty-two. Of these six hundred twenty-five were males and three hundred thirty-seven females. Thus exactly sixty-five per cent. of the population were males. The number of houses filled was fifty-nine and forty-one were partly filled. The highest number of "roomers" occupying a single house was twenty-nine and the lowest, one.

All statistics, of course, may be modified by a continually shifting population. But the statistics

will give some indication of the present evils to be avoided and growing dangers to be combated. Side by side throughout this whole district are conditions altogether different. In the same block of houses there are communities which differ widely in character. The difficulties in the way of researches of this kind are enormous. In matters which affect personal affairs, one's private income, as well as private character, truthful reports are hard to obtain. These statistics on the "rooming-house" have been gathered from several different sources. Many proprietors of "furnished-room houses" and "boarding houses" freely volunteered the necessary information, and gave a full account of their business. But, in the majority of cases there were important details lacking. The greater number of women in this business do not keep itemized accounts of their income or expenses. Few differentiate between private expenses and those incurred in the management of their business. Furnished room proprietors do not always remember how long their rooms have been vacant in summer time, and consequently are not able to state their annual loss from this source. For most of this detailed investigation we are indebted to young men who have lived in the houses investigated, and who are acquainted with the true state of affairs. They have given us many suggestions and have pointed out to us new lines of investigation which have been very helpful in a consideration of this subject. We have absolute confidence in the figures that we have given on the one hundred houses. More detailed sta-

tistics are on hand for a smaller number of houses in the district.

Ridge avenue traverses a part of this district, running northwest from Twelfth and Spring Garden to Broad and Fairmount avenue. The houses on this street are mostly comprised of stores, restaurants and business places of various kinds on the first floor, while many of the second and third floors are rented out to "roomers." We give some of the results of the investigations in the district separately.

#### — Ridge Avenue.

Three story house. The first floor is used as a meat store. There is a side entrance to the second and third floors by means of a narrow hall and stairway. The second floor is occupied by the man and wife who run the meat store and their three children. They are native Americans, born in the country. The rental of the whole house, including the store, is \$45.00 per month. The third floor is occupied by three "roomers." It is furnished by the butcher. The roomers are a trained nurse, a book-keeper and a milliner. They are all native Americans, single and never heretofore married. The nurse is about forty years old, the bookkeeper, thirty-two, and the milliner about twenty-five years old. There is no parlor in the place, and visitors, male and female, go directly to the rooms of the occupants, where they are entertained. The income from the three rooms is:

|                     |                                  |
|---------------------|----------------------------------|
| Trained Nurse ..... | \$3.00 per week, \$13.50 per mo. |
| Bookkeeper .....    | 2.50 per week, 10.75 per mo.     |
| Milliner .....      | 2.00 per week, 8.50 per mo.      |
| Total .....         | <u>\$32.75</u>                   |

Here is a property that rents for \$45.00 per month and the monthly income the tenant receives by subletting the third floor is \$32.75. The amount of furniture in the three rooms is not worth over \$75.00, and would not bring more than \$25.00 at a second-hand sale.

— Ridge Avenue.

The first floor is a hardware store. The second and third floors are subletted to a widow at \$20.00 a month. She is a native American, about fifty years old, without any other means of support. She has no male relative in the house. She sublets the rooms for light housekeeping to individuals or to married couples without children. The furnishings are very scant. Enough dishes only are supplied to set the table for the number in each room. The income in this place is:

|                                                                                                       | Per month.     |
|-------------------------------------------------------------------------------------------------------|----------------|
| Second floor, young married couple, husband a plumber.                                                | \$16.00        |
| Second floor, young man, 26, single, relative of plumber                                              | 10.00          |
| Third floor, married couple, husband out of work, wife working in laundry, born in Philadelphia ..... | 12.00          |
| Third floor, single girl, 30, works in laundry.....                                                   | 10.00          |
| Total .....                                                                                           | <u>\$48.00</u> |

Expenses

|                    | Per month.     |
|--------------------|----------------|
| Rent .....         | \$20.00        |
| Coal .....         | 4.00           |
| Gas .....          | 2.00           |
| Refurnishing ..... | 2.00           |
| Total .....        | <u>\$28.00</u> |

This leaves a balance of \$20.00 per month, which supports the old lady very comfortably. There are no parlors or sitting rooms in this house, and only one toilet. The different families cook their meals and wash their dishes in the same room.

— N. Twelfth Street.

A young married couple rented this house for \$45.00 per month. They have sublet the second floor throughout to another young married couple for \$25.00 per month, unfurnished. They rent the two third floor rooms in the rear to three young men at \$25.00 per month. Their income, therefore, is \$5.00 a month more than the rental of the entire house. They must, however, supply heat and gas for the whole house, which costs \$120.00 per annum. In this way they have a comfortable home for themselves, with heat and gas at a cost of \$60.00 a year.

— Spring Garden Street.

Fraternity Furnished Room House. Conducted by Miss R—. She is a native American, born in the rural district of Pennsylvania, 29 years of age, and never married. She has no male relatives in the house; twenty-eight fraternity men, all of whom are dental students, room with her. They are all native Americans, averaging 25 years of age. They are there about eight months in a year. During the summer months she averages a dozen. She has furnished us with an itemized account of income and expenses:

**Income.**

|                                                        |           |
|--------------------------------------------------------|-----------|
| Room rent, 28 men, \$2.00 per week, \$56.00; 33 weeks. | \$1828.00 |
| Room rent, 12 men, \$2.00 per week, \$24.00; 19 weeks  | 456.00    |
| Total annual income .....                              | \$2284.00 |

**Expenses**

|                                              |                      |
|----------------------------------------------|----------------------|
| Rent, per month .....                        | \$70.00              |
| Help, per month .....                        | 25.00                |
| Laundry, per month .....                     | 15.00                |
| Coal, per month .....                        | 15.00                |
| Gas, per month .....                         | 6.00                 |
| Incidentals, per month .....                 | 5.00                 |
| Total, per month .....                       | \$136.00             |
|                                              | Or, \$1.632 per year |
| For refurnishing she adds \$200.00 per year. |                      |
| Total annual expenses .....                  | \$1832.00            |
| Annual income .....                          | 2284.00              |
| Annual expenses .....                        | 1832.00              |
| Balance .....                                | \$450.00             |

The proprietress of this house does not do any of the work herself. She pays a woman \$25.00 a month to keep the house in good condition. This woman employs other help occasionally to assist in the cleaning. A man is employed to look after the heaters during the winter. There are days that the woman who contracts to do the cleaning is through with her work by nine o'clock in the morning. The work on such days consists only of making the beds and tidying up the rooms. Neither the proprietress, nor the woman who does the cleaning eat or sleep in the house. The proprietress runs another "rooming house" in the neighborhood in which she lives. Four hundred and fifty-two dollars seems a small amount for a year's effort, when one considers the magnitude of the undertaking, and the possibilities of "roomers" leaving in the midst of the season. However, if she conducted five or six houses on the same plane with

an equal measure of success, the business would prove profitable. This is her desire. She claims one can manage six "rooming houses" with the same expenditure of energy as it requires to run one house.

— N. Twelfth Street.

Miss R. Same woman who runs the Fraternity "rooming house." Uses every room in the house as a bed-room. Rents only to men or married couples without children. Had only one change from the 21st of October until the 27th of June. Had seventeen all winter. Her roomers were:

Four machinists, native born, single, 23, 34, 32, 36 years. Three clerks, native born, single, 24 to 27 years of age. Two bookkeepers, native born, single, 19 and 23 years old. Three collectors or agents, native born, single, 23, 30 and 47 years of age. One medical student, single, 24 years old, born in New Jersey, country district. Four married people, two couples, native born. Both husbands and wives worked regularly.

She never kept an itemized account of income and expenses of this house. It was her first venture, and she knew it paid from the beginning. The rent was only \$38.00 per month. The coal bills were lower than in the Spring Garden house, and she judged she cleared \$700.00 a year on this house. She leased two more houses in October, 1910, on North Eleventh street, and in December she reported them well filled and expected to clear \$1,000 the first season on her new ventures.

There are a number of married women who keep

a few lodgers to help out with the family expenses or to reduce the rent. It is possible for a couple thus to reduce their own rent expense below that of a small and uncomfortable two-story house on a side street. It is better for a young married couple to do this than to take apartments or "rooms" in some furnished room house. It gives the young wife something to do, which is a very important consideration in the first years of the married life of a young couple. It also furnishes a possibility of increasing their available income, to earn their own house rent in this way. In 1900 a young couple were married and rented a house on Thirteenth street and took "roomers." The rent was \$40.00 per month. They would have been obliged to pay this for a comfortable home in the suburbs. They found that they could pay their rent by taking "roomers" and decided to inconvenience themselves for a time by living in this manner, and put the \$40.00 a month in a building and loan association. In March, 1911, his building and loan association shares run out, and he will receive \$8,000. They have invested this whole amount in a very desirable property in the suburbs, and with the balance they have saved in the past ten years they will be able to completely re-furnish their new home. This, at least, has been a successful venture.

There are many failures in the business. Inexperienced women come from the country to the city in high hopes of making a comfortable and honest living in something that looks like an easy thing.

Unacquainted with city life, open and unsuspecting in disposition and completely unfitted for a complex environment, these people are the prey of all sorts of sharpers; if they survive and finally establish their house on a paying basis, it may be at the cost of their health and moral sensibilities. The average man or woman thus coming to the city and plunging headlong into such a struggle is not likely to let hair-splitting, conscientious scruples stand in the way of making both ends meet. It is a common saying that people from the country are not as careful about the morals of their lodgers as those brought up under a city environment. When rents and other expenses must be met, conduct, which, under other circumstances might not be tolerated, must be overlooked. A woman who conducts eight "rooming houses" on Mount Vernon and Green streets, said: "I insist on a 'straight house.'" Her idea of a "straight house" was one that was outwardly quiet, and one where rooms were not rented by the hour or night to couples that had picked up a chance acquaintance on the street. She had often rented "rooms" to couples who lived together as man and wife for weeks or months, and afterwards separated. "Of course," she remarked, "I can't ask them to show their marriage certificates when they come to me to rent a room, and there is no way of telling whether a couple is man and wife by looking at them." Of course, it is possible for men and women to live together in this district without being married. No one is over particular here, and the landladies can-

not afford to be too inquisitive. With the landlady it is an economic problem, a continual source of anxiety of how to make both ends meet.

The life of the landlady is not a pleasant one. It is full of monotony and troubles. She very often lives in a small room or in cramped quarters in the basement. She gets her meals on a small gas stove in the same room in which she sleeps. Her "roomers" annoy her. Sometimes they cheat her. A dozen agents a day bother her trying to dispose of their wares or interest her in some scheme of insurance. No time is left to attend a place of amusement or engage in any recreation. At night she must be at home to watch her roomers. During the day she is busy getting things about the house straightened out. If she has women in the house they are a constant source of annoyance. They are continually using the bath-room or doing light cooking or laundry work in their rooms, which is against the rules of the house. She must overlook many things, and go about with an unruffled temper.

## FURNISHED ROOMS FOR HOUSEKEEPING.

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Between the furnished room district we have had under consideration, on the one side, and the district devoted to business and manufacture on the other, lies a district filled with amusement places, cheap lodging houses and homes in which rooms may be rented for housekeeping. This district extends from Eighth street to Broad, and from Arch street to Spring Garden.

We do not propose to discuss the cheap lodging houses furnishing a bed at from five to thirty cents a night and patronized mostly by unmarried foreigners and vagrants. The moral influences in any of these houses is vicious. An observer declares that there is no doubt that a large proportion of the more serious crimes of the city is to be traced directly to the shiftless loafers in the cheap lodging houses. Such houses attract the incompetent to the city and tend to foster and increase crime. Superintendent Byrnes, of New York City, says: "In nine cases out of ten the stranger who drifts into a lodging house turns out a thief or a burglar, if indeed he does not sooner or later become a murderer. Thousands of instances of this kind occur every year." These denizens of the cheap lodging-houses do not exert a considerable influence on the life of the neighborhood.

The furnished room for housekeeping does play a part in the life of the community. The districts in which these houses are found, have been invaded by

business and industries, but there are still a few of the old residences here in which large numbers of people live. The probabilities are that these houses will become more valuable in time, as sites for business purposes; meantime, the most profitable use to which they can be put at present is for housekeeping. No private family of means would care to live in a neighborhood surrounded by factories and cheap amusement places, nor would a high-grade roomer do so. The highest returns from the property for the owner can be had by renting rooms for housekeeping, which makes possible the most transient and irresponsible kind of family life. From three to ten families live in one house in this district. They are usually poor and shiftless. Here we find the great field of operation for the charitable societies of the city. In this district the Society for the Prevention of Cruelty to Children is called upon most frequently to exercise its functions. From these homes the children are taken by the aid societies and placed into institutions. The neighborhood has many houses used for immoral purposes, and perhaps adjoining them are houses in which the rooms furnished with the barest housekeeping necessities are rented to poor families. Respectability and vice often live side by side. The plumbing in these houses is usually defective, bath-rooms are not found in most of them, and water-closets are few in number. One closet must often suffice for three or four families. In one house there was one closet for five families. There is frequently one sink only for several families, and

consequently it is not strange that it is generally out of commission. Coal oil, gas and gasoline stoves are generally used, hence the danger from fire is a serious one. The halls are dark and never ventilated. The furniture is dilapidated and poor. There is no sense of ownership on the part of the occupants and consequently no incentive even to take ordinary care of the furniture. In over forty houses to which we gained admittance we found that less than one-half the rooms were carpeted. In some of the rooms there were coal ranges which insure cooked food occasionally. The coal is bought by the basket or kettle. In many of the families that have come under our personal notice and that have applied for help, there was a history of illness or drinking on the part of the man that caused the family to lose possession of their goods and compelled them to find shelter in "rooms." In twelve cases that have applied for help to the "poor fund" of St. Mark's Lutheran Church, seven could be traced to illness and loss of work on the part of the principal wage-earner of the family, three to drink on the part of the husband, one to drink on the part of the wife, and another to shiftlessness on the part of both parents. Lack of management and foresight caused this last family to end up in two rooms. It was the path of least resistance.

In addition to these typical cases of families who through illness, irregular employment, drink or other bad habits, have lost their homes and fallen into this hand-to-mouth existence, there are a great number of miscellaneous cases. In April, 1909, our attention

was called to a case of distress in one of these houses on Spring Garden street near Tenth. We found ten families living in one large three-story house. The husband of this particular family under consideration was a Cuban. While attending college in Philadelphia he married the daughter of a physician. The wedding was the result of a run-away match on the part of the young couple, the ceremony having been performed in Wilmington, Delaware. The groom was the son of a wealthy Cuban planter and the bride the daughter of a practising physician of our city. Fearing to take his bride to Cuba on account of parental opposition, and the bride being too proud to take her husband to her parental home, the young couple went to housekeeping in a few rooms on Spring Garden street. In the course of a year a child was born to the couple and all had gone well until 1908, when the husband lost his position. Unable to secure work for some months, the family treasury was depleted and the young couple were in pitiable straits. Another child came. The oldest child was taken to its maternal grandparents, who cared for it, and the young couple took one room. The husband was out of work for over a year. Each morning he spent from five to six hours walking about the city looking for work. Every want "ad" in the daily papers was closely scanned, and when he applied he was always told the position was already filled. Discouraged and disheartened he returned from his daily search about noon. Then he acted as child-nurse while his wife went out with a basket to

a section of the city where she was unknown and sold shoe-strings, buttons, needles, etc. By this means they existed. On another floor of the same house lived a man who was cashier of a national bank and had luxuriant apartments. A young lady occupied a room in that house and did her cooking in the room. She had no regular occupation and her source of income was always a matter of suspicion on the part of the other occupants of the house.

In one house on North Eleventh street thirty-two people were found in one house. Seven families in an ordinary three-story house. A man and wife, five children and a boarder lived in a single third story room. The man was 26 years old and had been married twelve years. He was born in Easton, Pennsylvania. His wife was 35 years old and had been married twice. Her first husband had died. She was born in Nazareth, Pennsylvania. The ages of the children ranged from 5 to 11 years. The boarder had been an acquaintance of the family for some time. He was 22 years of age and was born in Phillipsburg, New Jersey, directly across the river from Easton, the birthplace of the husband. The head of the family was a window cleaner in department stores and the boarder was a crane operator. The children were well dressed, and the mother wore a plume on her hat that must have cost at least \$25.00. These eight people lived in a single room, and apparently were happy and contented. It is impossible to have decent living conditions under such circumstances. In this house there was no bath-room and

only one water closet in the yard. With reference to the treatment of such property by the city, nothing can be added to the conservative statement of Booth in the final volume of "Life and Labor of the People of London," p. 158: "For such homes a well-thought-out scheme of adaptation is essential, the sanitary and other difficulties being great. Moreover, the scheme ought to be of general application, as suited to the needs of the neighborhood . . . and it is only a successful alteration, so that the houses may be made into convenient and healthy homes for whatever class of occupancy may be in view that the evils of non-adaptation and mal-adaptation may be obviated." The owners of the property in many cases refuse to spend any money on repairs of any kind. The old families have been driven out by business and industry. At first these houses were used as "furnished room houses." As the neighborhood became more undesirable it was impossible to hold the roomers, and the only recourse was to rent out rooms to the shiftless and poor for housekeeping purposes. In a few years these houses will be torn down and stores or factories erected in their stead. It is the policy of the owner to get the greatest possible returns for his property, and this is possible by renting out portions of the house or single rooms for housekeeping. These houses are not adapted to the purposes to which they are put. As long as they are in existence they should be carefully inspected by the city authorities to see that fire escapes are built and that simple sanitary rules are enforced.

Frequent disinfections should be required irrespective of the fact whether there had been any outbreak of a contagious disease. Three outbreaks of small-pox occurred in houses of this character during 1910-1911 after the city had not had a single case for nearly two years. On each occasion the Department of Public Health dealt vigorously in the matter and prevented the spread of the contagion. A great part of this district is still considered as a residential section. Families with little children live here. We shall discuss the problem of the child in the district under "Public Schools." It is true these children and their parents are poor, but that is no reason why the vicious element should not be suppressed in the district. A reasonable standard of decency should be demanded here as elsewhere. Cleanliness and sanitation should be enforced by the city and the disorderly elements expelled or suppressed by the police. Charitable agencies should make more of an effort to establish an independent home life among the people in these rooming houses and, if necessary, render financial assistance to a family willing to begin life anew under a new environment. No help should be rendered a family that is unwilling to break up the old conditions found in cheap rooming houses, if a way out is shown them. Efforts are being made in this direction by a number of settlement workers in the city and in many instances they have been very successful. No real family life can be fostered under the unfavorable environment of the "furnished-room for housekeeping."

## THE ECONOMIC CONDITION OF THE ROOMER.

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A man's economic condition is measured by his income and the expenses he must regularly meet. If we know a man's occupation we can estimate his income and we can also get at a fair estimate of his fixed weekly charges. We have two tables showing the occupation of 1,000 male roomers and 200 female roomers in the district we have described.

**Table of Occupation of 1,000 Male Roomers.**

|                                    |     |
|------------------------------------|-----|
| Clerks .....                       | 229 |
| Salesmen .....                     | 117 |
| Collectors .....                   | 98  |
| Students .....                     | 64  |
| Foundrymen and Iron Workers .....  | 63  |
| Walters .....                      | 48  |
| Actors .....                       | 39  |
| Teachers .....                     | 34  |
| Railroad Men .....                 | 27  |
| Chauffeurs .....                   | 26  |
| Electricians .....                 | 23  |
| Artists and Sketchers .....        | 21  |
| Confectioners .....                | 17  |
| Printers and Lithographers .....   | 15  |
| Wire Men .....                     | 15  |
| Trouble Men on Telephone .....     | 11  |
| Butchers .....                     | 11  |
| Meat Cutters .....                 | 10  |
| Tailors .....                      | 10  |
| Doctors .....                      | 10  |
| Lawyers .....                      | 10  |
| Restaurant Proprietors .....       | 9   |
| Plumbers .....                     | 9   |
| Piano Teachers .....               | 9   |
| Moving Picture Proprietors .....   | 9   |
| Paper Carriers .....               | 8   |
| Translators and Interpreters ..... | 8   |
| Engineers .....                    | 7   |
| Bartenders .....                   | 7   |
| Violin and Mandolin .....          | 7   |
| Dentists .....                     | 6   |
| Bakers .....                       | 6   |
| Window Cleaners .....              | 6   |
| Masseurs .....                     | 6   |
| Crane Operators .....              | 6   |
| Barbers .....                      | 6   |
| Foremen (not specified) .....      | 5   |
| Cashier in bank and stores .....   | 5   |

|                                                          |              |
|----------------------------------------------------------|--------------|
| Nurse .....                                              | 2            |
| Assistant at Lunch Counter .....                         | 1            |
| Night Watchman .....                                     | 1            |
| Photographer .....                                       | 1            |
| Detective .....                                          | 1            |
| Book-binder .....                                        | 1            |
| Promoter .....                                           | 1            |
| <b>Total .....</b>                                       | <b>1,000</b> |
| <b>Distribution of 200 Female Roomers by Occupation.</b> |              |
| Clerks in Stores .....                                   | 71           |
| Stenographers .....                                      | 19           |
| Cashiers .....                                           | 16           |
| Waitresses .....                                         | 13           |
| Teachers .....                                           | 11           |
| Nurses .....                                             | 9            |
| Milliners .....                                          | 9            |
| Dressmakers .....                                        | 9            |
| Sewing-girls .....                                       | 9            |
| Book-keepers .....                                       | 9            |
| Art Students .....                                       | 8            |
| Domestic Science Students .....                          | 7            |
| Manicurists .....                                        | 5            |
| Telephone Operators .....                                | 4            |
| Missionaries .....                                       | 2            |
| Demonstrators .....                                      | 2            |
| Cloak Models .....                                       | 2            |
| Hair Dresser .....                                       | 1            |
| Doctor .....                                             | 1            |
| Detective .....                                          | 1            |
| <b>Total .....</b>                                       | <b>200</b>   |

In this table we have taken no account of any who were out of employment. When this table was computed the number out of employment was less than four per cent. Nor has any account been taken of women who do not work. Most of those living in "rooming houses" are regularly employed. There are a few single women in the district without employment but they are chiefly old ladies, living on modest incomes, or supported by some relative. Some make a living by doing plain sewing for the "roomers."

In the table of male "roomers" we find that the 1,000 were distributed among forty-five different occupations. The list of occupations could be

greatly increased by specifying more definitely the sort of work. Those employed in Baldwin's Locomotive Works generally reported their occupation as "foundrymen" or "iron-workers." From later information we learned that three of the men so reported were brass-workers. Among the railroad men may be found conductors, brakemen, baggage-masters, firemen, etc.

The striking feature is the large number of clerks and salesmen. Together with the skilled workmen, they make up the mass of those engaged in business, manufacturing and mechanical pursuits and lend the rooming house population its characteristic tone. It is evident that a proportionally larger number of clerks than of skilled workmen live in lodgings. Clerks usually start out with small salaries and are slower in gaining a footing than men in other employments. This larger relative number of clerks and salesmen is to be expected. The average shop-girl lives at home with her relatives, in the city or in the suburbs; but the ordinary clerk or salesman, earning less than the skilled mechanic, yet feeling himself on a higher plane than the latter, is for a long time unwilling to marry and assume the responsibility of home and family, and consequently remains indefinitely in a "furnished room house." It is also true that skilled workmen marry earlier than mercantile employees. Occupation is one of the strongest bases of sociability. There is a well defined "consciousness of kind" between the individuals living in "rooming" houses. The grouping of

people is according to the occupation in the different houses. One "rooming house" will be found filled with students, another with workers from Baldwin's Locomotive Works or some other industrial plant in the neighborhood; and still another with clerks of a department store.

In the table for the female roomers we find a large number of clerks in stores. These are employed usually in small stores and offices. The low wages paid by the department stores do not permit of girl employees to live in lodgings. Some department stores make a specialty of employing only girls who live at home, whom they can secure at low wages. The comparative large number of waitresses is due to the demand from the local restaurants and eating houses.

Not all roomers are wage earners. There are many wives supported by husbands and some husbands are supported by their wives. There are a number of students in the district who are supported by others, and there are a few people living here who are living on past savings or are receiving support from relatives or charity. But the great majority of roomers are paid workers.

#### Income of Roomers.

We have succeeded in getting the average weekly income and expense of the following:

| Occupation           | Average weekly income. | Expense<br>(room rent<br>and board) |
|----------------------|------------------------|-------------------------------------|
| 45 Clerks .....      | \$9.64.....            | \$5.97                              |
| 24 Salesmen .....    | 10.73.....             | 6.48                                |
| 21 Collectors .....  | 12.11.....             | 6.53                                |
| 12 Students .....    | .....                  | 5.47                                |
| 15 Foundry-men ..... | 20.10.....             | 5.65                                |

| Occupation           | Average weekly income. | Expense<br>(room rent<br>and board) |
|----------------------|------------------------|-------------------------------------|
| 10 Waiters .....     | 9.00.....              | 3.10                                |
| 8 Railroad men ..... | 18.75.....             | 6.95                                |
| 5 Chauffeurs .....   | 19.20.....             | 6.50                                |
| 2 Tailors .....      | 13.00.....             | 6.05                                |
| 2 Barbers .....      | 12.00.....             | 6.00                                |
| 1 Masseur .....      | 16.00.....             | 6.25                                |
|                      | <hr/>                  | <hr/>                               |
|                      | \$140.53               | \$59.48                             |
| Average .....        | \$14.05                | \$5.95                              |

We excluded the students in making up the average. If this average were properly weighted, the average weekly income would be slightly less owing to the large number of clerks whose average weekly wage is less than the total average. Board and room rent take from one-third to more than one-half of the weekly income. When a man's salary rises to \$25.00 a week he is likely to get married and sooner or later take a room in the suburbs. The medium grade mercantile employees and skilled mechanics are those who stay in this district. For five years we have noticed a gradual departure to other sections of those whose economic condition improved.

From the above table we see that the economic outlook of the majority of roomers is not very encouraging. Forty-five clerks had an average of \$3.67 a week left after paying their board and lodging. With this balance certain other fixed and regular expenses must be met, such as car fare, laundry, clothing, etc. Laundry expenses vary. The most economical man requires fifty cents a week for this purpose. On fair days the majority walk to their place of employment. Clerks are supposed to be well dressed and present a neat appearance. They are compelled to maintain a higher standard in the

matter of dress than the mechanic and have considerably less to do it with. The employer expects his clerks to look neat and clean constantly. The average clerk has very little money to spend on amusements and pleasure so necessary in our day and under existing conditions. Lack of money accounts largely for his attitude toward the Church; it requires money to engage in church and Sunday-school work. In this age of laymen's "forward movements" and other great missionary enterprises, the whole stress is laid on raising large sums of money and making a big showing. At one time the Church was interested in the salvation of souls and in improving the economic and spiritual conditions of the "stranger within the gates;" today, the efforts are expended for the inhabitant of India, China, Africa and the islands of the seas: very little is done for the apathetic and indifferent within her gates. "The world for Christ in this generation" is a high sounding battle-cry intended to inspire the faintest warrior in the Church militant, but it seems to us that the negro on the back street who is struggling hard to keep his little brood together, and the Japanese cook in the kitchen are as worthy of our efforts as the savage Zulu dwelling contentedly in his native Africa. To carry on this missionary propaganda requires money. The average young man who, perhaps, has less than a dollar a week after paying his fixed expenses, attends church and Sunday-school and is at once asked for some special self-denial offering. That young man's whole life

is a self-denial. It cannot be anything else unless he steals. We know of instances of young men giving up attendance at Sunday-school and church because they could not meet all the financial demands made upon them. It is time for the Church to see her duty in respect to young men and women living in "rooms" and to fulfill her mission to the "stranger within her gates."

The young man of the "rooming house" is the typical young American of the city—the man behind the counter, the clerk in the counting-room, the skilled mechanic, the trained artisan, unmarried and unhampered by family, free to come and go, who gravitate where conditions are pleasant and wages satisfactory. He is representative of the ambition, the pushing energy, the perennial hopefulness which characterizes the younger productive ranks of mercantile employees. He is in the prime of life, in the vigorous years of productive power and universally driven on by the conviction of success. The belief that there is "room at the top" spurs these young men and women on. It is not only the desire to escape the irksome and manual labor of the farm, but the hope of advancement and preferment that draws an ever-increasing number of boys and girls from the country to the city. For the time being, their economic condition may not be improved, but hope dwells in their breasts and they confidently look forward to better things.

Not a large number of sales girls live in rooms. Their salaries are uniformly lower than those of

men, yet they are compelled to maintain the same standards of living and in the matter of dress, higher standards than the men. We found that the average weekly wage of ten sales-women living in one house was \$8.75 a week. These girls worked at fashionable stores where the wages are higher than those paid for the same work in an ordinary department store. Their "rooms" and meals cost them an average of \$5.05 a week. This left \$3.70 a week for laundry, car-fare, clothing and other incidentals. Stenographers and bookkeepers receive a higher average wage. One girl stenographer living in the rooming district receives a wage of \$35.00 a week. She pays \$8.00 a week for room and board. The majority of stenographers start in at about \$7.00 a week, after graduation from a business college.

It is unfortunate that so many women who are compelled to earn a living are without good homes. It is bad that men should be without such comforts, but the man has opportunities for relaxation which are denied to women. To fight against the growing tendency of women to become independent wage-earners is useless. It remains for society to adapt itself to existing conditions and at least to throw as many safe-guards around women as possible. There ought to be numerous hotels, boarding houses and "homes" for single women in the city to the end that who must work may be surrounded by the moral comforts of home life and may have some relief from the dreary round of earning a living. Here is a chance for philanthropy to do some of its best constructive work.

The furnished room houses are filled with human derelicts who are down and out. Philanthropic workers bear testimony to the fact that there is a large amount of real poverty in the district. Later we shall show that the rooming house is a breeding place for more serious forms of social degeneration.

Many varieties of misery come to light in this district. Here is a typical case.

In February, 1910, an attractive young woman was arrested by the police of the Buttonwood station for soliciting on the streets. She gave her age as 19 years and said she was married. She and her husband lived in a house on Tenth street above Spring Garden. The husband was out of work; the room rent was due and they had nothing to eat. After consulting together they decided that the only thing to do was for the young wife to go on the street and solicit men for immoral purposes, thus prostituting herself in order to maintain the family. Such cases often occur in this district.

The economic condition of the average rooming house occupant is not a roseate one. He is not far removed from want. Actual poverty often stares him in the face. His fixed expenses are so high that he is unable to heap up a surplus for a "rainy day." The roomer generally carries some insurance in one of those companies that make weekly collections such as the Metropolitan or the Prudential. The whole subject of poverty in the rooming house district of Philadelphia deserves more detailed study than we can give it.

## THE ROOMER.

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### HIS SOCIAL CONDITION.

In order to study the social condition of the "roomer" it is necessary to know something of his environment and note how he reacts upon that environment. What institutions are found in the district? What part do they play in the life of the roomer? What amusements are found here? etc.

The first institution we shall discuss is the Church. What influence does the Church exert upon the life of the roomer? Is her work effective? What is the Church doing to meet the changed and constantly changing conditions? What churches are still working in the neighborhood? Is the Church retreating? Why?

#### Churches in the District at Present.

| Church.                                       | Location.                      |
|-----------------------------------------------|--------------------------------|
| Green Street M. E. ....                       | Green Street above Tenth       |
| Thirteenth Street M. E. ....                  | Thirteenth and Vine            |
| St. George's M. E. ....                       | Fourth below Vine              |
| Temple M. E. ....                             | Fifth and Spring Garden        |
| Eleventh Street M. E. ....                    | Eleventh and Ogden             |
| Fourth Baptist ....                           | Fifth and Buttonwood           |
| North Broad Street Baptist ....               | Broad and Brown                |
| Zion Lutheran (German) ....                   | Franklin and Vine              |
| St. Paul's (German Lutheran) ....             | Fourth and Canal               |
| St. Paul's Independent Lutheran ....          | Third and Brown                |
| St. John's Lutheran ....                      | Race Street near Sixth         |
| St. Mark's Lutheran ....                      | Spring Garden above Thirteenth |
| Northern Liberties Presbyterian Ch....        | Fifth and Buttonwood           |
| Central and N. Broad Presby. Church.....      | Broad and Green                |
| Ch. of St. Jude and the Nativity (P. E.)..... | 11th and Mt. Vernon            |
| St. Stephen's Protestant Episcopal....        | Tenth above Chestnut           |
| Christ Protestant Episcopal ....              | Second above Market            |
| Grace Protestant Episcopal ....               | Twelfth and Cherry             |
| German Reformed ....                          | Fairmount Ave. below Fourth    |
| First Reformed Church.....                    | Tenth and Wallace              |
| Second Reformed Church ....                   | Seventh above Brown            |
| All Souls (P. E.) for deaf mutes ....         | Franklin above Green           |
| Arch Street Meeting (Society of Friends)..... | Fourth and Arch                |

| Church.                                 | Location.                 |
|-----------------------------------------|---------------------------|
| Friends' Meeting .....                  | Fourth and Green          |
| Fourth Street Meeting (Soc. of Friends) | Fourth and Callowhill     |
| Zion Baptist (Colored) .....            | Thirteenth above Wallace  |
| Ch. of the Assumption, R. Catholic      | Twelfth and Spring Garden |
| Roman Catholic Mission .....            | Fourth and Brown          |
| St. George's Roman Catholic.....        | Fourth and Milling        |
| St. John's Roman Catholic ....          | Thirteenth above Chestnut |
| Holy Orthodox Greek Church .....        | Franklin below Brown      |
| Salvation Army Hall .....               | Eighth and Vine           |
| Volunteers of America .....             | Ninth and Callowhill      |
| American Salvation Army .....           | Ninth above Arch          |
| Gospel Mission .....                    | Eighth near Callowhill    |
| Front Street Mission .....              | Front and Green           |
| Congregation Rodef Shalom .....         | Broad and Mount Vernon    |
| A. M. E. Melon Street Church .....      | Melon above Twelfth       |

## Churches That Have Removed Since 1865.

| Church.                      | Denom.                  | Location.              | Year<br>Removed. | Present.<br>Location.            |
|------------------------------|-------------------------|------------------------|------------------|----------------------------------|
| Eleventh ....                | Baptist..               | 12th above             | Race..1886..     | 21st and<br>Diamond              |
| First African                | Bapt..                  | Cherry above 10th..    | 1897..           | 16th and<br>Christian            |
| Spring Garden                | Bapt..                  | 13th and Wallace..     | 1889..           | 19th and<br>Master               |
| Third Church<br>Mission      | Bapt..                  | Front and Hazel....    | 1890..           | Disbanded                        |
| Tenth Bapt.                  | Bapt..                  | 8th above Green....    | 1889..           | 19th and<br>Master               |
| Marble Hall                  | Adven..                 | 7th below Poplar...    | 1887..           | 17th and<br>Norris               |
| Central .....                | M. E..                  | Vine below 12th....    | 1887..           | United to<br>form                |
| Nazareth ....                | M. E..                  | 13th above Vine....    | 1887..           | 13th St.<br>M. E.                |
| Trinity ....                 | M. E..                  | 8th above Race....     | 1883..           | 15th and Mt.<br>Vernon           |
| Union .....                  | M. E..                  | 4th below Arch....     | 1888..           | 20th and<br>Diamond              |
| Grace .....                  | M. P..                  | 11th and Wood.....     | .....            | Disbanded                        |
| Zoar (colored)               | M. E..                  | Fairmount Ave.....     | 1897..           | 16th and<br>Fairmount            |
| First ....                   | Moravian                | Franklin and Wood..... | .....            | 1627 Fair-<br>mount Ave.         |
| First Swedenborgian          | Spring Garden.....      | .....                  | 1879..           | 21st and<br>Chestnut             |
| Arch..Presbyterian..         | 10th and Arch.....      | .....                  | 1898..           | United with<br>West Arch St. Ch. |
| North..Presbyterian..        | 6th above Green....     | .....                  | 1900..           | Broad and<br>Allegheny           |
| Second Presbyterian.         | 7th below Arch....      | .....                  | 187-..           | 21st and<br>Walnut               |
| Spring Presbyterian.         | 11th above Green...     | .....                  | 1892..           | 21st and<br>Columbia             |
| Garden Carmel Presbyterian.. | New St. above 4th       | .....                  | 1892..           | 19th and<br>Susquehanna Ave.     |
| Reformed ...Presby..         | Filbert and 12th....    | .....                  | '70's..          | Disbanded                        |
| Swedish ..Lutheran..         | 9th and Button-<br>wood | .....                  | 1908..           | 17th and Mt.<br>Vernon           |

| Church.                      | Denom.        | Location.                       | Year<br>Removed.                  | Present<br>Location.                           |
|------------------------------|---------------|---------------------------------|-----------------------------------|------------------------------------------------|
| Latter Day Saints            | Mormon.       | .9th and Callowhill.            | .1901..                           | Howard and Ontario                             |
| Spring Garden                | Unitarian.    | Broad and Spring.               | .188..                            | Girard Ave. west of 15th St.                   |
| All Souls                    | Universalist. | Broad and Spring.               | .188..                            | Disbanded                                      |
| First Ref. Church in America | Church in.    | .7th and Spring Garden          | ..1895..                          | .15th and Dauphin                              |
| Third Ref. Church in America | Church in.    | .10th and Filbert.              | ...1882..                         | Disbanded                                      |
| First Church                 | Ref. Dutch.   | Crown above Race.               | .1873..                           | Merged with another Cong.                      |
| First.....                   | Reformed.     | Race St. between Third & Fourth | .1881..                           | .10th and Wallace                              |
| Universalist Church          | .....         | .8th and Noble                  | ....'70's..                       | Disbanded                                      |
| First Church of Christ       | .....         | Disciples. 12th and Wallace     | .....                             | Berks and Marvine                              |
| United Presbyterian          | .....         | .13th and Vine                  | .....1871..                       | Disbanded                                      |
| Bishop White Church          | ..... P. E.   | Front and Callowhill            | ..about 1870..                    | Disbanded and Cong. united with other Churches |
| St. Philip's                 | ..P. E..      | Spring Garden and Broad         | .....                             | .42d and Baltimore Ave.                        |
| St. Jude's                   | ....P. E..    | Franklin & Brown                | .1909..                           | United with Nativity, 11th and Wallace         |
| Church of Covenant           | .....         | Melon and 12th.                 | .1888..                           | Now at Broad & Venango                         |
| Reformed Episcopal.          | .....         | New Market and Poplar           | .1892..                           | Disbanded                                      |
| Beth Ameth Hebrew.           | .....         | 7th below Race.                 | .....                             | Broad and (Portuguese Jews) York               |
| Keneseth Israel              | ...Hebrew.    | .6th and Brown                  | ....1886..                        | Broad and Columbia                             |
| Greek Catholic Ch.           | .....         | .9th and Button-wood            | ..closed its doors February, 1909 |                                                |

On Sunday, February 19th, 1911, a Methodist Episcopal church on Front street, below Girard avenue held a farewell service and closed its doors. A newspaper account says, "The service at which there was an attendance of forty was very sad and impressive." In addition to the churches in the above table others are about to move out of the district. Grace Protestant Episcopal Church at Twelfth and Cherry will soon be closed. The property of this congregation was sold for \$150,000 in

1909. A newspaper account of the sale of the property is quoted: "Following in the wake of St. Jude's and All Saints', Grace Protestant Episcopal Church, Twelfth and Cherry streets, with plenty of money but a slim congregation, is about to be sold. The lot which it occupies has a frontage of about 100 feet on Twelfth street, and about 150 feet on Cherry street, back to the Philadelphia and Reading railway, which will buy the property. The price agreed upon is \$150,000.

Grace Church in years gone by, had a large and influential congregation. Samuel Vaughn Merrick, one time president of the Pennsylvania Railroad, was active in the membership, which included a number of other men, prominent in professional and business circles. But for several years, owing to changes in the character of the neighborhood, the church has been on the decline, until now it is to abandon its old site, and seek new quarters in a more promising field. In the grave-yard are more than sixty vaults, where lie the ashes of many well known Philadelphians of a half century ago. The endowments of Grace Church amount to more than \$100,000, and the selling price would increase the congregation's funds to a quarter of a million dollars with which to start in a new neighborhood. It is thought that a location in West Philadelphia will be selected for this purpose, and some of the members are in favor of occupying Grace Church Chapel, at Girard avenue and Forty-first street. The chapel was erected twenty years ago to accommodate those

who had migrated westward across the Schuylkill. Others, however, advocate the erection of a new church.

The Baptist Church at Broad and Brown has sold its property to Temple University with the privilege of using the building until the new university buildings are erected on the site. The congregation has dwindled to less than fifty members.

In 1870, there were about sixty-five churches in this district with commodious church buildings and valuable property. Today there are only about thirty and some of these are so enfeebled by age and lack of adaptation to their environment that they are anxiously waiting the moment to sing their *Nunc Dimittis*. Of the churches that have removed from the district, many have been the most prominent congregations in their respective denominations. In the "seventies" Bishop Brooks, T. De Witt Talmage and others were the popular pulpit orators, who served congregations in this district. The movement of the churches out of the district is pronounced and it is still going on. Population changes, worshippers move away and churches are left without support. The Protestant churches are retreating in almost hopeless confusion, leaving the district and its inhabitants to the devil, and following their wealthy and fashionable members to the suburbs.

The Roman Catholic Church is not retreating. She is holding her ground and in some sections is more flourishing today than ever. She stands secure

like a rock in the ocean, unmoved by the onward tide of business interests, the coming of the immigrant, things which seem to sweep Protestantism from its ancient moorings. In her charitable efforts and personal ministration to the masses she is doing good work and proclaims the Gospel of her Lord as she understands it, and interprets the spiritual life of men to a vast concourse of people.

Amidst these changing conditions the Roman Catholic Church seems to retain her hold on the masses and maintains her glory undimmed. The social student sees here a problem that calls for solution. How is it that she pursues her conquering way in spite of stupidities that would have hastened the death of any other religious body? Some say she holds only the ignorant. This is untrue. Others say she ministers mostly to the immigrant who has not yet adjusted himself to his new environment and the freedom of American conditions. This, too, is untrue. For whatever discord is manifested in her efforts to maintain the harmony of her organization, seems to come from the foreign element and that part of the foreign population recently arrived. This is especially true in the Greek Catholic Church. She has many that are uncultured worshipping at her altars, but she also maintains her hold upon the learned, the noble and the influential. The very fact that she is able to bring out such hosts of wage-earning men and women, who have worked hard through the week and many of them far into the night, but who are willing in

the early hours of Sunday morning to go to the house of God and engage in religious ceremonies, is a phenomenon worth thinking about. It is certain they do not go to hear the discussion of some interesting social problem from the pulpits of their church. Nor do they go to hear some famous musical composition. They go to celebrate once more the death of the Saviour of the world. On the altars of the Church stands the crucifix. Before the eyes of every faithful Catholic that crucifix is held until they close in death. He goes out of the world thinking of Jesus crucified. That seems to be the power that gives this Church such a strong hold upon the masses, educated in her own parochial schools and trained from infancy to worship at her altars. The fact remains, however, we may try to account for it, that the Church of Rome remains in the very districts from which the Protestant Church is retreating in hopeless confusion. In St. Malachy's and St. Stephen's Roman Catholic churches, more people may be found worshipping each Lord's Day than in all the Protestant churches combined.

At least eighty per cent. of the membership of the Protestant churches in this district do not reside in the neighborhood of the churches. The average membership of the Protestant churches in the district is two hundred and fifty. There are a few congregations with a membership of five hundred or more; on the other hand there are a number having less than one hundred members. The twenty Prot-

estant churches have four thousand five hundred members. If thirty-three and one-third per cent. of the members lived in the district, we would have one thousand five hundred people belonging to Protestant churches in a district with a population of one hundred thousand.

From a complete investigation of a large residence section in the rooming district we are led to believe there are as many nominal Protestants in this district as ever. But they do not attend the services of the Church. The statement has been made by a prominent writer and investigator of religious conditions in New York City, that only three men out of every hundred of the workingmen attend divine service. This statement would hold true in many sections of Philadelphia. In one rooming-house in which there were twenty-four roomers, all were of Protestant antecedents. Eighteen had been baptized in Protestant churches in infancy, and twenty-two had been members of various Protestant churches during some period of their lives. Only one of the twenty-four was a regular attendant of a church in the neighborhood and still kept up his church connection. Some attended services "occasionally"; another always went to church on Easter Sunday; another went on Christmas, and still another attended a popular musical service held by a certain church once a month. In an investigation of more than three hundred persons, all of whom claimed to be Protestants, we found ten who were fairly regular in attendance upon the services of some Protestant church.

Why has the Church lost her hold upon these masses? It is because she has not adjusted herself to the changing conditions in her neighborhood. She has not been abreast of the age. "Out of date" methods and mediaeval churches are a failure and a farce in this new world, which is the result of a new civilization. The robes and rags of superstition have no attractive force in these days of light and life. Men demand a church adapted to the needs of a new century, and they have a right to that demand; that church is a traitor to its trust which does not meet it. A building of the eighteenth century with an undertaker's sign on it and the address of the sexton, with the appearance of a sepulchre, and open only once in seven days, will always repel real men. The church that does not study the intelligent application of her Gospel to the needs of men, that does not follow in the footsteps of Him, who came "not to be ministered unto, but to minister," has no right to exist. Many of the methods of the Church are not the methods of the age, and men are looking at it as they do at any other "article of antiquity." The sermons and services should be adapted to the needs of men.

The church's method of doing business repels. Many churches fail conspicuously in conducting their own finances. Where is the business man who carries on his work the same way as he did in the "sixties"? Yet the Church is doing this very thing. The churches in this section are ministering to the older group who have moved out of the dis-

trict, but who for sentimental reasons still retain their membership in the old church, and are absolutely neglecting the newer group who have come in. One of the fundamental weaknesses of these old tradition-ridden down-town churches is the lack of being able to meet changing human conditions and adapting themselves to their new environment. They have too much history and tradition, and whenever one is bold enough to suggest a change in method, the first question asked is, "What has been our custom in the past?" Many churches today neglect the life and cling to the letter, the very thing on which Jesus fought His battle. They are crystallized into associations for cultivating letters of some sort or another and are dodging the problems of life. That church is unfit that does not adapt her activities to the needs of those about her. There are ecclesiastical delinquents as well as moral delinquents, and their fate is the same—annihilation. In moving out of these districts the church is only following the path of least resistance. It is easier and more pleasant to minister to the wealthy and contented inhabitants of the suburban districts than to solve the complex problems and needs of the different groups down-town.

If it be the mission of the Church "to seek and save the lost" she can find no more fruitful field for the prosecution of her labors than this very district from which she is retreating. Where can she find a larger sphere for her ministrations than in these places where squalor and crime reign supreme, where

hard lines of lust and poverty are written on faces that never smile, where children are born and raised in a single room, and never know the real comforts of home, and often are robbed of a fond mother's love and a father's care? Where can she find a larger sphere of influence than among this typical young American who fills the rooming houses? He is in the prime of life, in the vigorous years of industrial productive power, and universally driven on by the conviction of success. Among this great number of unattached men and women are thousands of her own children who have turned away from her altars because of a lack of sympathy on the part of those who call themselves the followers of Jesus and find comfort in the meetings of the Socialists or even among those who fly the red flag of anarchy.

Many of the churches have apparently felt their mistake in forsaking these communities and are now trying to atone for it by coming back into the very territory which they once abandoned. To many of these regions the "settlement" is returning, often under the support and patronage of the very denomination which once abandoned a church in the same territory.

It would have been a far wiser and saner plan to keep the church open in the first place. Judicious aid from wealthy congregations or from the mission boards of the Church at large should have been extended without requiring the congregation aided, to lose its identity and independence. This would have

kept the diminishing worshippers together, given a base for moral and religious effort and, in turn, brought together a new flock. The Christian Church is a missionary Church. Where there are souls to save and conditions to be improved it dare not retreat. The same spirit, force and grace, which once established and founded churches should surely be equal to preserve and support those that now exist. While nearly all the denominational boards whose churches are represented in the congested district have active field missionaries ministering in the suburbs of our great cities, none have felt it incumbent upon them to solve the great problems of those districts where churches are manifestly needed. They establish missions in the undeveloped sections of the city because there is a large population expected to make their home there, whom the church hopes to reach, and, at the same time, old established congregations are closing their doors in those sections of the city where there is a congested population whom they have failed to reach.

The prevailing reason most churches give for having removed from the district is that the foreigner has come in. This is true in many sections. There are, too, thousands of unchurched, native-born Americans in the "furnished room" houses of the city. A class of people the Protestant Church must minister to, if she means to be a thing of power in our American city life. Most of these "roomers" have come from the rural districts and smaller towns of Pennsylvania, New Jersey, New York, and Dela-

ware. It is a sad commentary on Protestantism that her churches move out when her children move in.

The failure of the Church to reach the residents in her neighborhood is not the fault of the Church alone. Whatever affects the home affects the Church. Home life has suffered material changes within recent years. The tendency of our day is toward the destruction of some of its essential features. The furnished room district is practically homeless. Not only are the tenements, apartments, and furnished rooms practically homeless, but the residents are in a constant state of migration, and all this has much to do with the relation of the Church to the people and its influence upon them. The most powerful grip of the Church must be upon the home. The church attendance is considered as secondary in importance in the boy's life. School attendance is primary.

Many men of today do not attend church, because the parents of yesterday did not train them in this most sacred duty. The work of the Church in her relation to society has been misunderstood and misrepresented in the modern social discussions. The Church saves society by first saving the individual. It declares that the fatherhood of God must precede the brotherhood of man. The seeds of individual regeneration will at last produce the golden harvest of a perfect society for the secret of all social wrong rests in the individual heart. The Church is by no means perfect, as we have discovered and courageously declared, but the whole burden of fault, as

some have supposed, does not rest under her. The individual and society must bear their share of the blame.

There is a hopeful side to the problem. The churches are beginning to see they owe a duty to those about them. The Protestant Episcopal Church of St. Jude and the Epiphany at Eleventh and Mount Vernon streets has erected a commodious parish house, which is open every night and is intended to meet the needs of the neighborhood. The Central and North Broad Street Presbyterian Church at Broad and Green streets, with an endowment fund of \$400,000, has decided to engage in neighborhood work. St. Mark's Lutheran Church, at Thirteenth and Spring Garden, has rented a hall for a men's club and is contemplating one for the women. The solution to the difficult problem we have presented must be worked out gradually, and very likely will be effective only after innumerable failures. It may be that the future church for this neighborhood will be institutional in character. One thing is certain, the solution will not be reached until the Church has placed a larger force of trained workers in the field. These trained workers should be educated not only theologically, but well drilled in social work. So long as the Church makes no proper provision for such trained workers, so long will the problem remain unsolved. The church that will meet the need of the toiling masses and give them a little of the salt of life that the stale flatness of their existence may be somewhat disguised, will be the church of the future in the crowded city.

### Schools.

The strongest agency for good in this district is the public school. Taking the whole district into consideration, we find that the population is mixed and congested. There are many foreigners in some parts. In one of the large schools, the "Wyoming Combined Grammar and Primary School," at Sixth and Fairmount avenue, seventy per cent. of all the scholars are Hebrews. On a recent Jewish holiday one class with an enrollment of forty-three pupils had an attendance of six. There are a number of Germans, Letts and Slovaks in this neighborhood. Ninety-two per cent. of the pupils are children of foreign birth, or of foreign parents.

I submit a table of the schools in the district with the number of scholars enrolled and the percentage above the normal age in order to determine if possible some of the causes of retardation.

| Name of School.                             | Location.                          | Enroll-<br>ment. | % above<br>normal age. |
|---------------------------------------------|------------------------------------|------------------|------------------------|
| Mifflin .....                               | Third above Brown...               | 676              | 29.8                   |
| E. M. Paxson .....                          | Buttonwood below 6th               | 907              | 38.9                   |
| Adams (Special School) ..                   | Darien below Button-<br>wood ..... | 116              | 84.4                   |
| Warner .....                                | 6th and Fairmount ..               | 851              | 38.7                   |
| Wyoming .....                               | 8th above Parrish ....             | 496              | 36.2                   |
| John Hancock .....                          | 12th and Fairmount ..              | 1,088            | 46.5                   |
| Robert Vaux (Special<br>School .....        | Wood and Twelfth ....              | 165              | 78.1                   |
| Spring Garden .....                         | Twelfth and Ogden ..               | 339              | 31.6                   |
| Northern Liberties .....                    | Third below Green ....             | 946              | 33.2                   |
| Madison .....                               | New Market above<br>Noble .....    | 824              | 37.6                   |
| School of Observation and<br>Practise ..... | 13th and Spring Garden             | 479              | 12.0                   |

Does this table present a problem? The percentage of children above the normal age is too high. The question at once arises what are the causes of this condition? Many answers have been given. Some

claim it is due to the immigrant children, retarded because they are unacquainted with the language. We need waste no time in refuting this statement. We see from the table that the schools which have the largest percentage of children of foreign birth and parentage, do not have as large a number of children above the normal age as those schools situated in districts where children of foreign parentage are rarely found among the school population. The Wyoming School, composed almost exclusively of foreign children, has an average of 38.7 per cent. above the normal and the John Hancock School, at Twelfth and Fairmount avenue, where hardly any foreign children are found, has an average of 46.5 per cent. above the normal age. How will we account for this difference in retardation? It surely cannot be due to "adenoids", "defective eyesight" or "defective hearing". Is it not noteworthy that in this district, so similar in character, such extremes should be found? The number of children above normal age in the different grades is higher in the "furnished room" and "apartment or room to let" district than any other place. The fault does not lie in the schools or in the curriculum. It lies in the home. The children whose parents live in "rooms" are frequently the children of poverty. They lead an irregular, hand-to-mouth existence from day to day. Poverty's misery falls hardest upon the children. Underfed children cannot be taught as effectively as well-fed children. "Defective feeding" should be looked into as well as defective vision and

defective eye-sight. Associated with underfeeding are such evils as over-crowding, ill-ventilation and insufficient clothing. The children from these furnished rooms for housekeeping, are not only suffering from under-nutrition but from lack of a proper amount of warm clothing, and from unsanitary home-surroundings. What effect does this improper environment have on the progress of the child in school? An unfavorable environment can only cause physical and mental retardation.

The school at Twelfth and Fairmount avenue has the highest percentage of children above the normal in the whole district (not taking into account the special schools). Contrary to expectation, this school is not in the foreign settlements, but in the very heart of the "furnished room" district. Here are found a class of children who suffer from a lack of proper food, not because of the poverty of the parents, as much as of the inability of the parents to care for them properly. The child in the "rooming-house" is deprived of a proper amount of well-cooked and nourishing food. The frying-pan is the principal cooking utensil, and the most unpalatable food is placed before the child. The question here is not "How many children are 'underfed', but as to how many are poorly fed."

We have interviewed a number of principals and teachers on the subject of improper feeding among the children of the public schools. All agree that there are a number of children suffering from improper feeding, but when pressed for definite infor-

mation their statements were rather vague. One principal said: "More than ten per cent. of my children suffer from improper feeding." The teachers say there are many children in the schools who get only those miserably poor breakfasts of coffee and bread. One of the bright boys, living in the "rooming house" district, was very anxious to go with his class to the "Zoological Garden." The city furnishes free tickets of admission to all the public school children. This particular grade had chartered a car to take them to the "Zoo." The cost of transportation amounted to fifteen cents a head. On the day before the contemplated trip the boy told the teacher he could not go, because he did not have the fifteen cents. The teacher knowing that this boy sold the *Evening Bulletin*, inquired whether he did not make enough money selling papers to pay for his ticket. She learned that the family lived in two rooms and that they had only had bread, bread for breakfast all winter, and that the boy was contributing the fifteen cents he earned each evening by selling papers, towards the payment of the rent.

Some children suffer from over-feeding. A short time ago a boy thirteen years old was taken ill suddenly in the Wyoming School and was immediately sent to the Children's Homeopathic Hospital. When the principal asked the mother what the boy had eaten she told him he had eaten about a half pound of Sweitzer cheese for breakfast and a box of sandwiches for lunch.

In another school there is an overfed boy eleven

years old in the third year A. He is well developed physically, and there is no apparent reason for his retardation. After the principal consulted with his mother they came to the conclusion that the boy ate too much. He eats four or five large sandwiches for his lunch and as many apples or bananas. At his home he eats as much as any two members of the family combined.

Let us return once more to the study of the statistics in our table. We find the lowest percentage of children above the normal age in the School of Practise and Observation, connected with the Girls' Normal School at Thirteenth and Spring Garden streets. The pupils of this school are selected with care. They are far above the average children found in any community. The majority of them are the children of wealthy parents living in the suburbs. They are well-fed and live in the most favorable environment, so that the marvel is not that the percentage of this school is so very low, but that it actually amounts to twelve per cent.

Some efforts have been made to solve the problem of underfeeding in the congested "rooming" districts of the city by the introduction of the penny luncheons. These are given under the auspices of the Starr Centre. The aim is to give children as much wholesome food as possible for the money. The unit of value is one cent. The idea is to have the children cultivate a taste for good substantial food. At present it is still in the experimental stage. If it serves to educate the children of the poor in the

use of food and food values it will accomplish a good work.

We reach the following conclusions on this subject:

1. Underfeeding and improper feeding is responsible for much of the backwardness of the children in the public schools.
2. It is more prevalent in the congested and "rooming" districts than in other sections.
3. A systematic effort should be made to determine its extent.
4. The state should provide luncheon for those who cannot afford a proper food supply.
5. Lectures and demonstrations on food and food values should be given in the schools.

### Amusements.

The whole subject of amusements is a serious one, and cannot be dismissed without some thought. Amusement places of every kind abound in the district. Most of them are centered on Eighth street, but moving picture houses are numerous in other sections. On April 1, 1910, there were eighteen places of amusement on Eighth street between Race and Vine, varying in character as follows:

|                               |                          |
|-------------------------------|--------------------------|
| Five Moving Picture Shows.    |                          |
| Five Shooting Galleries ..... | Nos. 253-206-218-222-234 |
| Bijou Theatre .....           | Nos. 211-217.            |
| Circle Show .....             | No. 219.                 |
| Wonderland Museum .....       | Nos. 241-245.            |
| Forepaugh's Theatre .....     | Nos. 255-259.            |
| Majestic Vaudeville .....     | Nos. 265-267.            |
| Museum of Anatomy .....       | No. 224.                 |
| Penny Peep .....              | No. 235.                 |
| Palmistry and Pictures .....  | No. 232.                 |

This block is a regular midway of license and pleasure, drawing the rabble from all parts of the city.

On Arch street are found a number of vile theatres such as the Trocadero, the Dime Museum, and others. On Market street are found a number of high-grade "movies." On the southwestern confines of the district are two high-class theatres, erected recently, the Lyric and the Adelphi. At Broad and Poplar is the magnificent Philadelphia Opera House erected by Oscar Hammerstein. At Broad and Fairmount avenue is The Grand, which until two years ago was one of the most popular theatres in the city, but which has now been converted into a moving-picture and vaudeville house. What is to be the outcome of all this melodrama, music, picture-shows, vaudeville, etc.? Archbishop Farley, of New York City says: "The stage is worse today than it was in the days of paganism. We see today men and women—old men and women—who ought to know better, bringing their young to these orgies of obscenity. Instead of that they should be exercising a supervision over the young, and should look carefully after their companionship."

A certain amount of amusement is both necessary and desirable in this age of the industrial revolution. Nor need this amusement be of the highest grade. Many people do not appreciate a Greek art lecture or the essays of a Browning Club. They will get as much real enjoyment out of a performance at a vaudeville exhibition as they would from Mary Gar-

den playing Salome at the opera house. Too often people condemn the "bad taste" and "low morals" of every form of amusement which does not have the imprint of their own more discriminating culture.

Dr. Patten, in the *New Basis of Civilization*, says: "Punch and the clown are as valuable as the comic muses of the Greek drama, because they also mark an epoch in man's growth. The primitive man, de-energized by work, craves no more activity and is happy while he rests, if he can be made to feel intensely. It is necessary, therefore, not only to start the current of his thought, but to direct it by the nearest and most direct stimulus. This exists in its most accessible form in the people's theatre, which utilizes material gathered from immemorial sources and sets forth the life process in the popular melodrama of the hour." He makes a strong plea for amusements of all kinds. We need more amusements today than ever before. It seems, however, that the character of our amusements is degenerating. The trail of the Tenderloin is on our stage. What does this mean? It means that a trivial, pleasure-loving, hectic class of men and women, who make up so large a part of the theatrical audiences of Broadway, New York, are imposing their standards, their vulgarity upon the American stage. It means, as Walter Prichard Eaton, in *Success Magazine* for April, 1909, declares: "That today, as the result of the tyrannical dominance of a group of New York theatrical managers over the theatres of the entire country, an unprecedented wave of licen-

tiousness in theatrical entertainment has arisen and is moving out from the Tenderloin, into the real United States. Vaudeville is already inundated. Musical comedy has in the past two or three years sunk in many cases to the level of back-alley Parisian indecency. The dramatic stage has felt the influence and let down the gates to forces of the rank-est suggestiveness. And this is because such plays "pay" in the Tenderloin of New York City, and so acquire a reputation that piques curiosity throughout the country."

The only thing that will stop indecent exhibitions on our stage is an aroused popular sentiment, that will make them unprofitable. It is the public to whom the appeal must be made, the public not of the Tenderloin, but of the country. The advertising manager and advance agent for Al. Wilson, who stars the country in an independent company, says the American people do want a clean, decent show, and will support it. This accounts for his phenomenal success in such shows as "When New York Was Dutch," "Metz in the Alps," "Metz in Ireland," etc. Al. Wilson meets with crowded houses everywhere. No stronger proof of the fact that the average man and woman wants a good, clean show need be mentioned than the support given to William Hodge in "The Man from Home," which has been played to crowded houses for months in the Adelphi Theatre. The same thing may be said of the "Country Boy," playing at the Walnut Street Theatre; or of "The Fortune Hunter" playing at the Garrick.

The average "roomer" prefers a clean show. Because the vile theatres are situated between the business and "rooming" districts, one must not draw the conclusion that they are here because they receive the patronage of the "roomer." In a study of three hundred "roomers" we found that two hundred and thirty-seven had never been in a theatre or moving-picture show on Eighth street. That is a good record, especially, when we bear in mind that these theatres and shows are within easy walking distance of their homes. In a study of four "rooming-houses" on Spring Garden street in February, 1911, we learned that sixty-seven "roomers" living in one block had been to see Wm. Hodge play "The Man from Home."

It is a remarkable fact that the average "roomer" prefers a clean play or a decent "moving-picture" show to the trash of the tenderloin theatres. Indecency does not appeal to the "roomer" any more than it does to the average group of men in other surroundings, even though the cheap theatres flaunt their suggestive plays in his eyes on bill-boards at every corner he passes. On a single bill-board, in this district we saw the following "ads" very suggestively illustrated: "Miss Innocence," "The Girl from Rector's," "Out Saloming Salome," "The Queen of the Moulin Rouge," "Cleopatra Dance," "The Whooping Cough Girl."

The worst feature so far as the influence of these shows is concerned, and so far as their influence on the district is concerned, is the so-called amateur nights

in theatres like the Trocadero and Gayety. Here little boys and girls of very tender years give vaudeville sketches, sing songs and dance. These children are accompanied by their parents. The children generally perform near the close of the show. Sometimes it is eleven o'clock before they are put on the stage. They have been sitting in the auditorium all the evening, listening to all forms of indecency and suggestion. They are usually the children of poor parents who use this means of increasing the family income. They are the children of the "rooming-houses." School principals complain of backward children who do stunts at these shows. Mr. Kincaide, of the Society for Prevention of Cruelty to Children, has numerous records on hand, showing where this organization had to step in and rescue children from the cruelties of parents who compelled their little ones to do these stunts on amateur nights.

Perhaps you may be a little skeptical as to the indecent character of many of these shows. You may even be a trifle annoyed by this suggestion of "lurking danger," and may question the writer's standard of "decency," and think it prudish or hyper-critical. You don't go to such shows. Your pleasant surroundings seem quite as pleasant as ever, you are sure people are just as moral. Is it not "poison," or a danger to the adolescent mind when half-naked women make suggestive gestures, in the glare of the footlights, directly in the face of the boy? Songs are sung, and gross dialogue spoken that are indecent and suggestive. Ten years ago Mr. Keith would

not allow an actress who impersonated a French maid in a sketch at his Boston theatre to wear silk stockings, because silk stockings were suggestive of fast life. Today many "headliners" who are women, appear on the vaudeville stage with no stockings at all. Barefoot dancers are common occurrences. Recently a dance was done in this city by a woman who was appparelled only in jewels and spangles. She did not even wear a gauze skirt.

Last year a professional woman swimmer appeared in a skin-tight union suit, and in order to make the act, which is naturally only an athletic exhibition, suggestive, the managers put on the stage a man with a camera to impersonate a peeper. In the "Follies of 1910" a young woman applies to the manager for a position in vaudeville, stating that she has a figure which will please. The manager replies: "I am from Missouri and must be shown." She throws off a silk robe which she is wearing and stands before the audience without any clothing, save a skin-colored loin cloth.

The "Soul Kiss" is full of suggestions of impurity. "The Queen of the Moulin Rouge" is said to go the limit. It depicts alleged Parisian life. Paris revolted at two of its dancers. Assaults on the physical passions are made throughout the play. The "Girl from Rector's" is a made over play from a vile French farce. In Trenton, New Jersey, the police ordered the posters for this play off the fences, and finally closed the play up.

Shows of this character are playing continually

in the rooming district. It is not necessarily true, however, that these shows are patronized solely or even mostly by the roomers. Visitors in the city attend these theatres. There are more than one thousand transients in Philadelphia hotels every day. Every night these visitors go to see some show. The visiting buyer must be entertained. Such an entertainer told me how he had procured seats for a visiting buyer from Williamsport to see Wm. Hodge in the "Man from Home." The buyer sneered contemptuously. "Say," he remarked, "I get to Philly once or twice a year. Do you think I want to go to a Sunday-school convention or a pink tea?" The seats were sold, and tickets procured for the Trocadero. The tenderloin theatres are not composed entirely of degenerate residents of the slums, of wicked gamblers, of "furnished roomers," and painted blondes of doubtful virtue. The man from the country, the resident of the fashionable suburbs, the business man who is lonely because his wife has gone to see her mother help fill these houses. These theatres are here rather than elsewhere because of their central location near the railroad terminals, giving their patrons from the country easy access to the trains. They are here because of the cheap rooming and lodging house and so-called "hotels," or "theatrical houses" which flourish in this district and furnish the actresses and chorus girls with temporary shelter and board. Without the patronage of transients in the city and residents of the suburbs and outlying country districts, more than one-half of these theatres would be compelled to close up.

The most popular amusement in our city today is the moving picture show. It is found everywhere. It is commonly called "The Movies," or the "Moves." Thousands of school children attend the "movies" daily. The so-called tenderloin, on the verge of the furnished room district, is filled with "movies." The moving picture show is a cheap form of amusement and is capable of doing a great deal of good. For instance, the work being done on the Panama Canal could be shown or the progress made in irrigation in the West, or the processes of raising cattle and shipping them to market, or the intricacies in making a Panama hat, etc. Instead of this we have such scenes as shop-lifting, lynching, etc., depicted. Less than a year ago a number of school children lynched a companion, carrying out the deed as it had been portrayed in a moving-picture show, and the boy was barely rescued in time, and suffered for weeks from his experience.

Mayor McClellan met the evil in New York by appointing a small commission, whose head was the late Charles Sprague Smith, the organizer of the People's Institute at Cooper Union. No film can be exhibited in Greater New York until it has been passed upon by this Commission. Its moral standards have been high. Films that are vulgar, as well as those that are suggestive of evil, are excluded. A liberal judgment is applied. The Commission bears in mind that the moving-picture audience desires sentiment, is amused by trifles and cares for action.

Such censorship is needed in Philadelphia. An actual count in Boston shows that four hundred thousand persons visited the "movies" in a single week. The number attending in Philadelphia has been estimated by the *Evening Bulletin* to be considerable over one million weekly. A closer supervision is needed to protect this popular form of amusement. Nine teachers of a school in the district we have been studying asked their pupils whether they had ever seen a moving picture show. All had seen them. These children were in the first to the fourth grades. In a Sunday-school of the district, with more than two hundred present, the same question was asked, and all had been to the "movies" excepting four little children in the lowest primary department. We learn from these instances the extent to which they are patronized.

Principals of the public schools and teachers generally hold that the picture shows exert a baneful influence upon the children. Henry G. Deininger, of the Wyoming school, says:

"It is my firm opinion that most of the moving picture shows as now conducted, exert a very considerable baneful influence on the children. As a result of the performances:

"1. The children neglect school work in order to attend them and also remain out of school without permission.

"2. They fill the minds of the children with a content that detracts from their interest in the regular

school branches and leads them into improper directions.

"3. As many of the films are of scenes and incidents of crime and misconduct, it is not strange that children, who are the great imitators, should be led astray by them.

"4. They lower the moral tones of the children by making them familiar with scenes that they would never know about otherwise.

"5. Some of the children have taken part in these performances. In such cases the above influences are even more pronounced."

We quote also extracts from the public press of our city to show the influence of some of these shows.

"The admission of a seventeen-year-old boy, who had stolen a watch in order to get money to go to moving picture shows was taken by Magistrate James A. Briggs, before whom the boy was arraigned in Twentieth and Federal streets Police Station today, as the occasion for scoring such places. The magistrate, after hearing the boy's confession, said:

"Moving picture and other cheap shows are responsible for the downfall of boys more than anything else I know of. The scenes they show, not only give the boys a false view of life, but exert such a fascination over them that they will steal, if necessary, to get money to go. There ought to be some law preventing boys from going to see them."

"The boy, ———, of — S. Eighteenth street, was arrested yesterday by Sinex, a special

policeman, for stealing a gold watch belonging to his father, which he pawned for twenty-five cents. The magistrate held the boy under \$400 bail for court." From Philadelphia Press, March 30, 1909.

Another article entitled, "Girl a Runaway"—"Goes to Moving Picture Shows and Buys Candy," appeared in the *Evening Bulletin* in December, 1910.

"A desire to see the world on her own account led Edna ———, of ——— street, to start from school on Thursday afternoon equipped with one dollar. It was only after a general alarm had been sent out to the police stations of the city by her parents that she was located at Juniper and Market streets, at three o'clock yesterday morning by Special Policemen Sheller and Richter, of the Fifteenth and Snyder avenue Station House. The little girl started as usual Thursday afternoon to attend the Baldwin School, Sixteenth and Porter streets. She did not return at the usual hour, but the child's mother thought nothing of this, because she was in the habit of helping her teacher after school. But when it was time for the evening meal and the girl had not returned, the father notified the police. Thinking that the child had probably been locked in the school house, the janitor was hunted up and the building searched. About ten o'clock a general alarm was sent out.

"She told the policeman who found her that she had spent her money in going to moving picture shows and buying candy. When the last picture house closed she was afraid to go home."

On Monday morning, February 27, 1911, the papers were full of an account of a boy who killed one of his playmates by imitating a scene in a moving picture show. The *Philadelphia Press* contained the following headlines of the tragedy: "Imitating Picture Show Kills Boy"—"Lad of Ten, Illustrating Wild West, Shoots Playmate Through Heart"—"Nicolodeon Blamed for Scenes which Lead to Fatal Accident." "Sergeant McMullen, who arrested Jimmy, declared that the Saturday night's exhibition of Wild West moving pictures, which is given by a neighboring nicolodeon, is blamed by the — family for inspiring in the boys, desires to emulate the heroic scenes portrayed. The sergeant is also of this opinion. He explained that the boys, anxious to put what they had seen into real life, went "whacks" on an air rifle. The rifle was concealed by the boys on Saturday night, and the shooting done on Sunday."

The papers are filled, from time to time, with accounts of the same character; it seems that a law should be enacted forbidding children of tender age from attendance upon a moving picture show, unless accompanied by their parents or adult caretaker. To enter upon a wholesale condemnation of the whole moving picture idea, which brings pleasure to thousands of people daily, is absurd. In fact, it is the only source of pleasure for a great part of our population. A man and wife and three children can have an hour or two of wholesome amusement for a quarter. Young men and women in the "rooming house"

whose incomes are small and sources of pleasure limited, because they are strangers in a strange land, have in the moving picture show a cheap form of entertainment. For five cents they get an hour of pleasure, and have a place to spend the evening. Some one has well said, "When a man is in a moving picture show he is kept away from things that are worse." Men must have a certain amount of pleasure and amusement. Dr. Patten says: "Amusement is stronger than vice and can stifle the lust of it. Vice must first be fought by welfare, not by restraint; and society is not safe until today's pleasures are stronger than its temptations." It is said that the business of the saloons in many districts has fallen off with the advent of the moving picture shows. This is quite likely. In many sections the saloon was the only place to which a man with ten or fifteen cents to spend could go. There was no alternative. This is especially true in the "rooming" district. We are ready to admit all the evils of which the moving picture shows are accused. We believe, however, that we shall recognize their good side in the future, as surely as we see the evils associated with the "movies" at present.

### **The Saloon.**

The saloon is one of the oldest institutions in Philadelphia. The old tavern in the days of William Penn was as important, in its way as the meeting house. It has flourished ever since under all conditions, changing in minor details, but vital enough to outlive the fiercest assaults of its enemies. As a social

institution it is a more important factor in the life of the community than the churches. Every institution that has outlived its usefulness and that no longer meets the needs of man, suffers the ever inevitable fate of the unfit-annihilation. The saloon meets certain needs, therefore it flourishes in this district as nowhere else.

Today with a population of a million and a half, inhabiting a widespread area of built-up territory, the city has less than two thousand saloons. There was a time when, with a population about one-half of the present number, it had more than five thousand. That is to say, instead of two thousand, we should now have, if the old easy-going system of licensing were in existence, about ten thousand. There are more saloons in the "rooming" district in comparison to the number of inhabitants than in other sections. In the whole city there is one saloon to every eight hundred and sixteen of the population, according to Penn in the *Bulletin*. In the six wards we have studied there are two hundred and sixty-five saloons, or one to every three hundred and forty-six of the total population.

| Ward                   | Population | Saloons. |
|------------------------|------------|----------|
| 6th .....              | 6,374      | 78       |
| 10th .....             | 19,426     | 53       |
| 11th .....             | 11,619     | 32       |
| 12th .....             | 15,152     | 25       |
| 13th .....             | 19,769     | 36       |
| 14th .....             | 19,477     | 41       |
| Total Population ..... | 91,817     |          |

Pennsylvania has a high license system of saloon regulation known as the "Brook's High License Law" which applies to the whole state. When one

looks at the charts of the Anti-saloon League, it might be hastily inferred that the state is absolutely destitute of any wholly effective law for the restriction and regulation of the liquor traffic. Of course, from the prohibition point of view, a law that sanctions the existence of a saloon at all is a pernicious one. Yet, in proportion to the size and varied character of the population, and the number of large cities and towns in which most of it lives, there is probably, no other state in the Union which has, on the whole, produced better results in the way of permanent repression or abatement of the worst evils of the business than Pennsylvania has under the operation of its license system.

The action of the "License Court" for 1910-1911 in Philadelphia, affords another instance of the effectiveness of the system as applied to large cities. On this occasion the court refused to grant a single new license, comparatively small as the existing number of licenses already was. Judges Wilson and Ferguson, arrived at the conclusion that none was necessary as an additional accommodation to the public at this time. Taking the city as a whole, there has been a considerable increase in the sentiment that no license should be granted anywhere unless the legitimate public need of it has first been clearly and undoubtedly proved.

The business in Philadelphia, today, is conducted in compliance with the law. It is remarkable that the judges, careful as they have been in their work,

have found only two or three cases guilty of such violations of the law, that necessitated revoking the licenses. Experienced men who know what the city was, under the old regime thirty years ago and who know the conditions today declare that there never has been a time when the retail liquor traffic has been more nearly free of public and illegal abuses than it is at present. In no other large city of anything like a metropolitan character is there to be found more order, and more deference to public opinion, as well as more fear of the consequences of a wilful or flagrant disregard of the law than there is here, in the management of saloons. As regards night-business, the habitual toleration of depraved women, Sunday opening, the sale of liquor to minors and drunkards, and disorderly conduct, there are very few that can be compared to Philadelphia in its reduction, to a minimum, of the kind of complaints founded on such practises.

In the days before the present license system was established, there were few restraints imposed upon the saloon, outside of the ordinary surveillance of the police. They were powerful in the direct management of both political parties; they could be located almost anywhere; most of them were causes of complaint on the part of neighbors who seldom had means of redress even when the places were constant and notorious nuisances; many of them were often headquarters of prostitution, and there were few of them in which a youth under age met refusal when he wanted liquor, or in which it was denied to a man

so long as he was able to stand and pour it down his throat.

When the license law went into effect in 1887, a tremendous blow was inflicted on these long chronic conditions. At least three-fourths of all the saloons were wiped out, and in the next two or three years more were closed, until at one time there were less than twelve hundred left. Judge Wilson, still on the bench, together with Judge Bregy, Judge Fell, now of the Supreme Court, and James Gay Gordon, then a judge, all of whom sat together for three or four years in handling the license power, constituted the tribunal which introduced the reform. The *Bulletin* of March 6th, 1911, makes this statement on its editorial page: "The proportion of saloons to the entire city, about one to more than eight hundred, is strikingly small when the area of the city is considered, and while the Prohibitionists and Local Optionists demand further changes to the end either of extinction or of a still greater restriction, they can point to no other great city where the saloon keepers are more orderly and law abiding and where common sense has succeeded in striking a higher average in doing what is reasonable or practicable toward enforcing decency and a regard for both public and private rights."

That the saloon meets a need is generally recognized by the average man. Nor is the saloon necessarily, the exponent of crime and drunkenness. We have walked through the district at various hours of the day and night and, rarely, have we met a

drunken man. This does not mean that hundreds had not partaken more freely than was for their good but it does mean that very few gave evidence of intoxication by visible lack of control. Of course, it is true that drunkenness and wickedness are incidental to the saloon as an institution. But this same drunkenness and wickedness would exist if the saloon were legislated out of existence. Would the extinction of the saloon abolish gambling or mitigate the social evil? Not in the least. That these evils are found in the same district as the saloon is not a proof of the fact that they are the product of the saloon or that there is, necessarily a connection between them.

If then, these saloons do not personify drunkenness and crime, they must exist because of some more worthy and normal motive, and must supply some characteristic need. What do you see inside of a saloon? Generally a well-behaved group of men enjoying social intercourse, reading the newspapers, smoking cigars and drinking a glass of beer. Drinking is not the principal thing. The saloon is the club of the workingman, in which he finds comfort, cheer, companionship and where he may engage in social intercourse with his equals. In winter time the saloon is warm, and in summer it is cool. By day and night it is brightly lighted, is generally kept clean and is always cheerful. The home surroundings of the dweller in "furnished rooms for house-keeping" are very distressing, and cannot satisfy the social cravings of the ordinary man. There are

no workingmen's clubs which he can attend. His food at home is poorly cooked. At the saloon he can have a good dish of soup, by purchasing a glass of beer for five cents. Often there is an egg, a clam, a fried oyster, or reed-bird given free with every drink. Sometimes a red-hot "frankfurter" or a hot roast beef sandwich is given with a single glass of beer. There are very few saloons in this district that do not display a sign informing the passerby that cold lunch is served all day. For a very small price a hungry man can get as much as he cares to eat or drink. As a rule the food is good. It is well-cooked and palatable. There is one saloon in this district that expends over \$100.00 weekly on lunch which is served free to its patrons.

The wife of the proprietor does the purchasing of all the meats and buys only the very best. Chickens from Lancaster county, Pennsylvania, are purchased for the pot-pie which is served every Saturday night. That air of poverty which unfailingly pervades the cheap restaurants and finds its expression in cheap and dirty table linen, is wanting in the saloon. Instead, polished oak or mission tables are used, and an abundance of food served, while the cheap restaurant would have done its best to drive home the consciousness of poverty. The saloon furnishes a lavatory for all comers. This is a blessing in a large city.

The strong feature of the saloon is due to the fact that it is the only social institution that is always open and accessible. It is the only meeting-ground

for neighbors and equals; it is the only place where a man can spend an hour in the company of his kind. The saloon keeper himself is a social attraction. He learns much in his business. He knows the best stories. He is the first to hear of the latest political news in the ward. The power he derives from a wide circle of friends commands respect. The saloon keeper is charitable. Does a family in the neighborhood need coal or food? The saloon keeper is ready to contribute his share. Is a man out of a job, the saloon keeper very likely can find him a position. The saloon, therefore, becomes a centre of information for a large group of men, and it stands for social opportunity. The man in the "rooming house" patronizes the saloon, because of lack of social opportunity elsewhere, which, of course, the unmarried man feels more commonly. It is the only place the girl "roomer" can meet her young man and spend a short time together. The back room of a saloon is more appropriate to entertain a gentleman friend than one's bed-room.

Let us not be too hard on the saloon until we have an institution to take its place, and one which will meet the needs of man for social intercourse. The natural and rightful competitor of the saloon is the home. But before home-life begins houses should be provided with the elementary conditions of sanitation, privacy, and space. Yet these are denied to thousands of working men and women in our city, who seek in the saloon what they should find in the home.

### Booze Parties.

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The "Booze Party" is a favorite pastime for the young men and women in the "rooming" section. These parties are generally held on Sunday evening and are participated in by a number of young people of both sexes, who are congenial. There are social distinctions manifested in the "Booze Parties" as well as in other things. Clerks and salesgirls in department stores will not attend a "party" in company with girls who work in a laundry or with operators in a factory. Each girl takes her own especial gentleman friend to this party. Sometimes the special set have a loose form of organization with a president and treasurer. We know of the following organizations: "The Red Rose Social," "The Sunday Night Club," "The Bubble Organization," "The Party-On," "Twice a Month," the "Not Too Often Club" and the "Just One More Organization."

These parties are usually held in the dining-room and kitchen of some "rooming house," where a tolerant landlady grants the privilege of holding the party for the sake of participating in the booze and getting all that is left after the party. Beer is generally the only "booze" furnished. This is purchased from the numerous wholesalers who make a specialty of supplying the district, and the cost of the beer is \$1.00 a box. Care is exercised by the drivers of these beer-wagons that none is sold to houses of ill-repute or speak-easies, since the courts

have threatened to take the license of those who furnish liquor to these resorts. The "booze" is paid for by an assessment levied upon the members of the organization.

On the whole these parties are conducted quietly, and surely no one could get in unless he were a member of the organization or accompanied a member on invitation. If all the members of the social are lodgers at the places where the party is held or if the lodgers are all out, popular songs are sung and the party becomes quite hilarious, otherwise it is quite and orderly. However, there are occasions when some of these parties degenerate into the most horrible orgies. When the "booze" flows freely and most of the members get a "party on," there is no telling what may be proposed. Where there are jealous members of the party this laxity of morals and swapping of girls or oftentimes wives, for the evening, leads to recriminations, hatred, strife, assaults, and on at least two specific occasions that have come to our notice, it has been the cause for divorce.

At the basis of these "booze parties" is the innate longing of the soul for companionship and sociability. This is true, especially, of the working girl. In the daily round of toil she has no opportunity to develop these qualities. She who lives, moves and has her being in the sympathy of others, finds no place during a whole week for the cultivation of her natural qualifications. The "booze party" on Sunday night furnishes the stimulus and opportunity for the development of the social side of her nature.

No wonder that she devotes the whole day, or at least, the greater part of it to her person that she may attract the opposite sex at the party. Her person is made attractive at the expense of her health of body as well as of mind. There are those who have nothing but the severest condemnation for this practice but are willing to concede that the more affluent members of society have a perfect right to their country-clubs, social organizations or parties where they may regale themselves at the punch-bowl or quaff the sparkling champagne. Until we give the less fortunate ones a better place for the display of their exuberant spirits and for the exercise of those qualities of sociability and fraternity we should not be the first ones to cast a stone at them.

In the *Evening Bulletin* of Monday, February 11th, 1911, we found the following account of a "booze party." "CROWD MAULED POLICEMAN"—"BLUE-COAT WHO TRIED TO BREAK UP A STREET FIGHT ATTACKED BY MEN AND WOMEN."

Attacked by about two score men and women at the corner of Twelfth and Vine streets, at six o'clock this morning, Cooper, a policeman of the Tenth and Buttonwood Station, was badly beaten and knocked unconscious. Although suffering from severe bruises and lacerations of the face, head and body, he declined medical attention and grimly declared he would remain on duty in hope of capturing some of his assailants, all of whom escaped at the time.

Cooper was at the corner of Eleventh and Vine

streets, at the time, when his attention was attracted by what seemed to be a general street row a block away, at Twelfth street. He ran in the direction of the noise and was amazed to find "between thirty and fifty men and women," as he described the crowd engaged in a free for all fight.

As the policeman rushed up to the scene he saw a man in the crowd point a revolver at one of the women and, fearing that murder was about to be committed, Cooper did not stop to call for help, but plunged into the *melée* with his club. He managed to reach the man with the revolver and seized it before it was discharged. Instantly the crowd gave up its own quarrels and turned on the blue-coat. Despite the free use of his club he was soon knocked to the street and kicked and beaten into insensibility, the women being as active aggressors as the men, according to the policeman.

Some time later he recovered consciousness and managed to get to a call box, whence he telephoned to the station for help. A heavy detail of police responded, but no trace of the assailants could be found. The police believe that the crowd was an overflow from a "booze party" in the neighborhood, as Cooper declared that most of them were intoxicated.

#### **Agencies for Uplift in the District.**

Various educational advantages are within the reach of the roomer, if he only knew more about them. The Public Library at Seventeenth and Spring Garden streets is easily accessible from the

district. A large free library is maintained by the Spring Garden Institute at Broad and Spring Garden streets. Many of its readers are said to be roomers. On a winter evening the large reading-rooms are crowded and every paper and magazine is in use. This library is in the district, is easily accessible, is above ground, and has been increasing rapidly in usefulness the past two years, but there should be a number of libraries or reading-rooms scattered through the district. With social intercourse hampered in so many ways, spare time evenings and Sundays must hang heavily upon the lodger. He does not go to church and his chief literary resource is the Sunday newspaper. Whether that satisfies the cravings of his soul after enlightenment is hard to say. He generally has the evening paper but few books. In the many rooms the writer has seen throughout the district, books and magazines were the exceptions. The lodger must move frequently. He lives in his trunk. Books are an impediment. A free reading-room, comfortable, lighted and well-heated would be a blessing.

Another advantage in the neighborhood, available for lodgers is the Central Evening High School held in the building of the Boy's Central High, at Broad and Green streets. The courses of study comprise all the studies of the day high school, and of the practical business college. The school is open to all persons living in Philadelphia over sixteen years of age. A considerable share of its pupils are said to be boarders and roomers. One of the teach-

ers made investigations in his classes to determine the proportion of "roomers" and "boarders." He found that sixty per cent were either boarding or rooming in the city and the remaining forty per cent lived in their own homes. Of these sixty per cent, about two-thirds were boarders. His conclusion was that a boarder is more likely to attend night school than a roomer. This investigation was only confined to three classes and is not of much value.

Four settlement houses, with a large staff of workers, are gradually seeking to extend various social and educational advantages to the rooming population. These settlement houses are the Methodist Episcopal Settlement on Vine street near Sixth, in charge of deaconesses of the M. E. Church. Several houses that have been purchased, for various branches of this work, are being remodelled and improved. The North House is conducted under the auspices of the Society of Friends and is situated at 451 N. Marshall street. The Luther Settlement House is situated at Fourth and Callowhill streets. The Settlement House of the Second Presbyterian Church is situated at 613 N. Eighth street. In each of these settlements there are from three to five resident workers and a dozen or more associate workers who come from other sections of the city and give their time and talents to the uplift of men. In the eleventh annual report of the settlement house, Eighth and Green streets, the following reference is made to neighborhood conditions. "The Second Presbyterian Church Settlement is located very near

to the Tenderloin district. What was once a good residence neighborhood is now almost wholly given over to 'furnished room' houses, where moral conditions are deplorable and anything like normal life is impossible. Added to this are the questionable amusements offered in the cheap theatres and moving-picture shows, which abound on every hand." This settlement house is one of the most effective in the district. A well equipped playground is one of its characteristic features. Nearly all the children come from "rooming" houses. Arrangements are now being made to reach the young men and women in the "rooming" houses. Wholesome amusements will be provided for them as well as for the boys and girls.

The question is frequently raised whether the settlement is "making good." Every settlement in the district is doing effective work. Its first duty is toward the neglected childhood of the community. Henry G. Deininger, Principal of the Wyoming Combined Primary and Grammar School, says: "The settlement house exerts a marked influence on the boys and girls in our school. Discipline is a comparatively easy matter with the boys and girls after the settlement has influenced their lives."

Rev. Ambrose Herring took charge of the Luther Settlement House, October 1st, 1910. In March, 1911, he submitted the following report of the work under his direction. "The institutional work is at present centered in three buildings. The Penny Savings Bank which is conducted from the office

experienced a 'rush' before the holidays because the young people drew their savings to buy that which, in many cases, proved to be their first Christmas gifts. There are at present eighty-two depositors. The settlement knows that poverty is as much a problem of saving as of income and the bank was established to encourage small savings.

"The settlement exists to do necessary work which makes for better social and religious life for all the people in the community in which it is located. The 'Cobley Alley Gang' reputed to be the worst boy's gang in the district, constituted our first group of boys and their sisters were our first girls. The captain of the gang came to inquire in behalf of 'his gang' saying that, 'de kids hadint no place to go nowhere in the evenings but the alley and de street corner, and that the corner was'ent no good 'cause de cop was always hanging around to chase you and that most of de kids only had five cents a week for the "movies,"'

"On October 16th, 1910, the Cobley Alley Gang entered upon a new epoch in its long and active history; a history which bristles with such deeds of heroism, daring and adventure as might have made the pirates of old turn green with envy. We are told that no pastor was safe in making calls in Cobley Alley while the 'gang' was around, and they were everywhere and always on the job. Their code of signals kept the policemen guessing and men with silk hats kept their eyes open and stepped lively. The Cobley Alley boys are splendid fellows. They

have red blood and are heroic fighters but they have a wrong conception as to what constitutes true heroism and they need to apply their fighting qualities to better issues. The settlement gives them a chance and shows them how. The 'Cobley Alley' gang is all right. The trouble lies in its wrong ideals which the grown folks have given them. 'They can lick any bunch that comes down the pike.' 'They are the worst gang around;' everybody says so from the minister and judge down to the policeman and their own fathers, and they feel that they must make good or lose their reputation.

"The settlement does not claim to have accomplished much definite work with these boys, for the development of years cannot be undone in a few months, but it has taken the place of the street and the alley, and has become their club-home and adviser. When these boys come to the Settlement now, they are better dressed and have cleaner hands and faces than they had at first. Some day they will see the relation between clean hands and clean character and orderly lives."

It is the uniform testimony of those who know that in its contact with people the Settlement is making progress. The policeman on the beat in the neighborhood of a Settlement House came into the gymnasium recently to tell the workers that since the Settlement is here he has much less trouble, and that all is quiet. A business man, upon being approached for financial aid for Settlement work, filled out a check for \$10, saying, "I know of your work.

I hear about it constantly. It is the kind of Christianity I believe in."

Other agencies working along the lines of general uplift are the Salvation Army, and the Volunteers of America. They have worked here for years, and so far as the external character of the neighborhood is concerned, we fail to notice any improvement. No doubt some good is accomplished by these agencies, but not nearly so much as is usually claimed by their enthusiastic supporters and admirers. The Volunteers of America are trying to do some constructive work in the Tenderloin. They have a worker visiting houses of ill-fame, and the dens of Chinatown, and more than one girl has been rescued from a life of shame and sent home. Work of this kind is slow and has many discouraging features. There are a number of self-constituted missions and missionaries in the district of doubtful value.

The Galilee Mission of the Protestant Episcopal Church deserves especial mention. It is situated on the corner of Vine and Darien streets, in the heart of Philadelphia's Tenderloin, and it is said to be the best equipped rescue mission in the country. Good meals are served in the dining room for five cents, the average number supplied being over three hundred a day; beds are provided in four large, well-lighted dormitories, with the use of shower baths, at ten cents a night, the hundred and sixty-eight beds being occupied nearly every night. Men who sleep in the mission have the use of a fine and well-

equipped reading room and a smoking room free, and also the benefit of a well-equipped laundry and bath for five cents, other men being charged ten cents. In order to help men to help themselves, there is an industrial department, where they can earn their meals, and bed and use of the laundry. Services are held nightly by the Rev. J. J. D. Hall, the Superintendent of the Mission. We doubt the lasting influence of the great number of conversions reported by these agencies. It would make an interesting study to follow up the so-called converts and determine what proportion again lapse into their former life.

#### **Prostitution and Crime in the District.**

No attempt to picture the rooming house would be even approximately accurate without some reference to prostitution. It bears the stamp of modern social and industrial conditions. The hosts of unmarried men of the great industrial city living in the rooming house represent the masculine factor; the feminine factor consists of girls and women from the midst of the social organism who have been impelled by circumstances to make a quasi-voluntary choice of prostitution as a means of livelihood. Speaking generally, we have too large a number of prostitutes in the city. Some voluntarily choose a life of shame from innate perversity. Others are victims of force or fraud; still others, of adverse social and economic conditions.

It is an old and trite saying, that the real cause of prostitution is the male factor. A community,

it is said, will have as much vice as it will pay for. "Demand will create a supply." This idea contains an element of truth. Under existing conditions many women are attracted, not forced into prostitution. The greater the earnings of the prostitute, the richer her attire, and the more luxurious her mode of life, the stronger is the attraction for those who are on the borderland of vice and virtue. Consequently, any account of prostitution may properly begin with a consideration of the general reasons that are responsible for an extensive "demand."

The problem of prostitution is closely connected with that of the movement of population towards the city. A great part of the population of a modern city consists of young men who have drifted hither from the country and small towns, attracted by the greater opportunities of rising in social life and by the greater degree of personal comfort that the city offers. As a rule, the income a young man earns, while sufficient to procure for himself the necessities of life and, at times, some luxuries, does not suffice for founding a family. As his income increases, his standard of personal comfort rises; accordingly, he postpones marriage until a date in the indefinite future, or abandons expectation of it altogether. His interests centre almost wholly in himself. He is responsible only to himself and the pleasure he can obtain becomes the chief end of his life. It is not unnatural, then, that the strongest impulse of man should find expression in the only way open—indulgence in vice. The rooming house

district is filled with places where he may have his desires gratified. The *Evening Item* of March 11, 1911, had forty-one ads in the "Personals" giving the locations of "massage parlors," which are nothing more nor less than houses of prostitution. "Mass. Young Operators", "Mass. Bath, Two New Attendants", "Mass. New Young Expert", "Mass. Entirely New", "Mass. Magnetic Treatment", "Mass. Satisfaction", "Mass. Bath, New Nurse", "Mass. Bath, New French Nurse"—are some of the ads. Most of the addresses given are in the district under consideration. Besides the "massage parlors" there are a number of well-known houses of ill-fame in the district. They have existed for years. Houses of assignation are very common in this district, where men and women rent a room temporarily. Such houses are found on Cherry street between Twelfth and Broad. A stranger walking from Twelfth to Broad street on Cherry after eight in the evening is likely to be accosted by a score of young girls walking the streets for purposes of prostitution. It is so patent that there is a strong suspicion that the whole system is organized, controlled and protected by powerful interests.

Prostitution appears under different guises. There are a considerable number of regular houses of prostitution. Wood street is filled with dens of the vilest character. Women call to passers-by on the street and invite them in. On a Sunday afternoon in September, 1910, the writer passed down Wood street and saw the Salvation Army hold services

in the centre of the street. While the members of the Army were kneeling in the street in prayer, the inhabitants of the houses were calling out and soliciting some of the bystanders and using some of the vilest language. Darien street from Vine to Buttonwood is filled with houses of prostitution of the vilest character. Other such houses are found in the midst of the furnished room district. The best of these houses are ostensibly elegant and very quiet residences. They are almost absolutely quiet during the day, and even at night they are careful not to invite police surveillance by noise or by lighted windows. They are also very careful not to incur the ill-will of their neighbors. The existence of a notorious house of prostitution a few doors removed from a certain "Settlement House" in the district seemed to annoy the resident workers of the Settlement. They determined on its removal. But it was not as easy a matter as they had supposed. The police were very willing to do all they could, but they had to be supplied with evidence. It is pretty hard to get evidence in cases of this kind. The business men and little shop-keepers in the neighborhood did not want "this good woman disturbed." Not a parent in the neighborhood seemed desirous of having anything done in the matter. The house is still a fixed institution in the district.

Another type of disreputable house is conducted under the guise of a "rooming house" or an apartment house. It is very likely to have its street number posted in large letters on the front door,

and perhaps in the window. Perhaps a few men room here as a blind, but primarily it is a house of prostitution and conducted for that purpose. These houses advertise in the *Item* and in the *Sunday Transcript*: "Furnished Rooms with Privileges," or "Furnished Rooms for Transients."

A variant of this type is that in which the landlady is not directly engaged in this traffic, but where, with her knowledge, live women of loose character who bring men to their rooms whenever they please. Rents in such houses are high. A young medical student, of great moral probity, declared that he changed "rooming houses" a number of times because he found a woman of loose character living in almost every house, occupying rooms there, and often being introduced to the gentlemen "roomers" for the purpose of plying her trade among them.

In houses of this type the landlady knows of the irregular practices. If she allows them she can make some money out of her house. The economic struggle she must make—the necessity of getting as great returns from her house as possible—results in a gradual relaxation of her moral standards, at least in so far as they are applied to practise. Before she knows it the strictest and most prudish woman has dropped into the easy-going habit of not knowing too much about her roomers.

Prostitution may go on in a house without the knowledge of the landlady. Nearly every rooming house keeper says she keeps only "nice" people. It

is impossible for her to know what goes on in the rooms of her house. The proximity of the rooms of men and women, the fact that they are under rooming house etiquette and have a perfect right to visit one another's rooms, and the quietness with which people can come in and out, render immoral practices not only easy, but almost a matter of certainty. There are many young women working in department stores at less than living wages, whose scant earnings are supplemented by a gentleman "friend" who demands certain "privileges"; these girls often form temporary unions with men and live together as man and wife. A merchant in the district told me of an attractive young woman who dealt with him for a year or more. At times she asked for credit to the extent of one or two dollars, which he granted her without knowing her name. She came in hurriedly one evening in December, 1909, and asked whether her account was settled and said, "I have thrown my old man over and intend to leave him." In November, 1911, she came into his store and he greeted her, and asked her whether she had returned to the neighborhood to live, to which she replied, "Yes, I have lived a respectable married life with three men since I left the Green street house; two I threw over and the last one 'threw me' over. I am back at the old place again, and no doubt the old man will take me in again." After a girl has lived with a man and has been "thrown over" it is much easier for her to cast aside her pride and self-respect and go and live

with other men, whence the way to the life of the avowed prostitute is wide open. And after a man has thus treated one girl, it is easy for him to continue to prostitute himself and leave a trail of ruined lives behind him. George Picot in *Seances et Travaux de l'Academie des Sciences Morales et Politiques*, Vol. 53, p. 681, states that "Ninety per cent. of the women prostitutes of Paris are recruited from the lodging house class." It is difficult to come to definite conclusions in matters of this kind.

There are a number of mistresses or "kept" women in this district. Doctors have much evidence on this and kindred topics, all of which bears more or less directly on the problem of the "roomer," which we cannot discuss here. It belongs to a special investigation of the subject which some one should make.

We insert some concrete cases from the newspapers because they illustrate so many of the characteristics of rooming house life—the heterogeneity and fluidity of population, the vice and crime prevailing here, and the moral dangers with which that life is beset.

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"Forty-four Caught in Raid."

(*Press*, February, 1911.)

"Forty-four prisoners caught in one house was the record established in a raid made by the police of the Tenth and Buttonwood streets Police Station yesterday morning, at 343 N. Ninth street.

"Yesterday morning Magistrate Belcher held Mr.

and Mrs. ————— in \$500 bail each, for court, charged with being the proprietors, and the others caught in the dragnet received either ten or thirteen day sentences in the County Prison or were fined \$6.50 and costs each. The raiders had the place covered for some time. It was a cider saloon, and when the descent was made, ten women and thirty-four men were caught. This included a three-piece orchestra."

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"Six Years in Jail for 'White Slaver.'"  
"Young Man Who Admitted Keeping Girl Prisoner  
in Disorderly House is Severely Punished."

(From *Evening Bulletin*, April 26, 1910.)

"Louis Cantor today pleaded guilty before Judge Carr in Quarter Sessions Court No. 1, to luring Dora Rubin, a pretty young Austrian girl, to this city, and forcing her into a life of shame or what is known as a 'white slave.'

"Judge Carr told the prisoner that he would sentence him to the full penalty of the law, not only for his own punishment, but as a warning to his associates in the same business. On the three indictments he was sentenced to three years, two years and one year respectively, making six years, altogether, to the county prison. The girl, who can speak a little English, and who has only been in this country a short time, is an orphan. She was living in New York with an uncle and supporting herself by working in a factory. At the noon hour she was in the habit of buying her lunch, along

with the other girls, in a cheap restaurant near the factory, and it was in this place that the prisoner Cantor first saw her and introduced himself to her as a fellow countryman.

"After taking her to theatres and other places of amusement, he won his way into her confidence, and at the end of a week's time persuaded her to accompany him to Philadelphia to get married. After coming to Philadelphia, he took her to a disorderly house, where, by means of threats, he forced her to become a 'white slave,' and turn her earnings over to him, under the pretence that he would save the money until they had enough to get married and go to housekeeping.

"The girl was rescued by Gibboney, of the Law and Order Society, whose attention was called to the case, by a man to whom she had told her plight and appealed for protection at the first opportunity, when Cantor, seeing that she was ill and weak from the abuse and ill-treatment to which she had been subjected, took her to a moving picture show one evening last week and left her for a few minutes while he spoke to an acquaintance.

"When Cantor was placed in the dock he pleaded not guilty to the charges in the three indictments against him, but after he saw the effect that the testimony of his victim had made on the judge and jury, as was plainly detected on the stern faces turned towards him, he decided to change his plea in the hope that his punishment be made light. Judge Carr, however, refused to listen to any plea

or excuse, when Cantor attempted to explain that he had been told the girl was a bad girl before he met her.

"Assistant District Attorney Rogers, who conducted the examination of the girl, endeavored to learn from Cantor how many of his friends were engaged in the 'white slave' traffic in New York, but the prisoner could not be led into a confession implicating any of his associates. Secretary Gibboney, of the Law and Order Society, who was in court, hopes to secure the arrest of several other men with whom Cantor associated while in this city, and who are supposedly all members of an alleged syndicate engaged in the 'white slave' traffic, having their base of operations in New York, with houses in this city, where young immigrant girls are taken."

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"Missing Woman Found Dead in Rooming House in Tenderloin, and Companion Held."

"Police Investigate Strange Circumstances."

"Arrests May Follow Probe into Death of Former College Teacher and Amateur Actress."

"Coroner Ford this afternoon ordered a rigid investigation into the circumstances surrounding the death of Mrs. Iona Mae M——, a talented school teacher and elocutionist, who died in a room at 467 N. Ninth street, yesterday. Missing from her home for a week, Mrs. M——, for ten years a teacher at Girard College, and lately a public school teacher and dramatic coach, was found dead yesterday,

under what the police say were suspicious circumstances.

"William C——, forty years old, was arrested by the Tenth and Buttonwood streets police, in connection with the teacher's death, but the police throw an air of mystery around their investigation and declare that the man is held merely as a witness for the coroner's inquest. During the last three weeks Mrs. M—— had stayed away from home over night, two or three times, her relatives say. She explained, however, that she was staying with friends and that she found it more convenient instead of returning home late after the rehearsals for dramatic charity entertainments, which she arranged.

"Her husband, whose body she brought home from Italy a year ago, had left her some property, houses as well as a large personal estate, estimated to be worth thousands of dollars. She carried considerable money with her as a rule, and also rings and jewelry worth several hundred dollars.

"C—— was a former policeman and was living with Mrs. M—— when she died. What happened to Mrs. M—— since she left home was told by C—— in the police station today. He said he met Mrs. M—— in a house near Thirteenth and Pearl streets, where they were drinking. The police allege that C—— passed as the husband of Mrs. M——. The couple went to live in a lodging house at Fifteenth and Vine streets. After this he rented a room at the Ninth street house for himself and wife. He

did not give his name to the proprietress of the Ninth street house. It was here that she died under suspicious circumstances."

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In May, 1908, we learned of a very fine looking young woman living in the rooming district, near Spring Garden street, who attracted considerable attention by her stylish dress. She was also known to frequent certain well-known cafés during the day. Men looked for her in vain at night. On learning the story of her life it was found that she was only twenty years old, and was the wife of a bank examiner. At fifteen she came home from a fashionable boarding-school and lived with her parents in the northwestern section of Philadelphia. She fell in love with a boy who was her senior by a year. On the promise of marriage, they assumed illicit relations, and she became pregnant. The young man was not in a position to marry her, and she was sent by her parents to a rural district in the state of Maryland, where a criminal operation was performed. On returning home her parents handed her a \$10 bill, and told her they had decided that she must now leave home and look out for herself. She declared that this action on the part of her parents was a great mistake. She had no desire for any further illicit relations, and might have been induced to lead a moral and respectable life under the guardianship of her father and mother. She left home, a mere girl not yet sixteen, with light curls hanging down her shoulders. She went down

town and walked up and down Chestnut street. In a short time an eminently respectable looking, well-groomed man accosted her in passing, saying, "What pretty curls you have, little girl." She replied, "Do you think so?" He stepped up to her, raised his hat, and asked her where she was going, to which she replied, "I think I will go with you." He laughingly asked her to follow him to a side entrance of a café. Here she explained her situation. He immediately took her to a "rooming house" and in a few days had her fitted up with handsome new gowns, hats, shoes and other articles essential to a girl's wardrobe. He then took her to New York City and placed her in a fashionable hotel. She became the protégé of this man, who visited her weekly for two years. He gave her a musical education. She obtained a position in a chorus and toured the smaller towns and cities of New York State and Pennsylvania in the Elsie Janis Company. During this time she remained true to the old "gentleman." In Scranton, Pennsylvania, she met an alluring young man and yielded to his entreaties. He placed her in a house of prostitution. Here she remained under contract for nearly nine months, when one of the patrons of the place was attracted by her beauty and youth, and asked her to become his wife if she could love him. She accepted, and in December, 1907, they were married in Wilmington, Delaware, and returned to Philadelphia to the furnished room district to live. They lived here until the early part of 1910, when she

and her husband suddenly moved from the district, leaving no traces of their whereabouts.

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The prevalence of immorality among males is a less uncertain quantity than is the extent of prostitution among women lodgers. The evidence of a number of reliable physicians of the district is that sexual immorality and venereal disease are very common among male lodgers. Indeed, one is led to believe that few young men in the rooming district escape contamination at some time in their lives. Drug clerks say that a large quantity of patent medicines and preparations for venereal diseases are sold to men and women in the district. The great number of medical specialists thriving in this district and advertising in one or two of the less reputable newspapers, is an indication of an evil growing directly out of the temporary unions to which we have alluded, and the disinclination of all classes to have children. A number of malpractitioners have been arrested in the past, but very few are convicted. The law requires corroborative evidence in addition to the so-called dying statements. This corroborative evidence is hard to get. It has been found almost impossible to convict a physician indicted for malpractice in the courts of the city.

No one acquainted with the district denies the existence of the social evil here. It is found here rather than elsewhere because there is no neighborhood feeling here. The main external check upon a man's conduct, the opinion of his neighbors, which

has such a powerful influence in the country or small town, tends to disappear in the great city. In the rooming district there are no neighbors. No man knows the doings of even his close friends, few care what the secret life of their friends and neighbors may be. There is no community interest that can be aroused in this district. Reform is impossible, because the advocates of better conditions are not those living in the community, but fashionable residents and reformers from the suburbs. A few lament the fact that things are not as they once were; or that "people" are very wicked in our "age," but seem hopeless to remedy this state of affairs. The small shopkeepers lament the fact that their children must be reared amid such vile surroundings, yet, are careful not to molest these houses of ill-fame for fear of losing their trade. The prostitute is a liberal spender, and makes most of her purchases in her own neighborhood. The policemen know of the existence of these houses, but rarely make any arrests. Legal proof is absolutely necessary for placing a woman in such a class and branding her as a prostitute. Such proof must necessarily in the majority of cases be difficult, if not impossible, to obtain.

We are all agreed upon the necessity of suppressing, so far as possible, flagrant and open incitement to debauch. Solicitation upon the street and in public places should be restrained; haunts of vice should be compelled to assume the appearance of decency; in short, every method of conspicuous adver-

tising of vice should be done away with. This can be only partly accomplished. The prostitute will always invent ways to make her presence known. Vice is especially dangerous in public places. The policy of the License Courts of Philadelphia, of revoking the license of saloon keepers who permit unattended women to frequent their premises has helped to drive vice from the saloon proper. The policy, too, of calling attention to bottlers and brewers whose bottles are found in places that have been raided by the police has had a salutary effect in stamping out "speak-easies." Vice to a great extent has been driven from public places since the enactment of the Brooks High License Law.

If prostitution is denied the right of flaunting itself in public places it will take refuge in private houses. This is what has occurred in Philadelphia. From time to time there have been inns, hotels and rooming houses in the city in which no attempt has been made to conform to the rules of morality of the general community. Rooming house keepers of unscrupulous character have winked at disreputable practices when they have not positively encouraged them and shared the resulting profits. It is easy to go a step further and understand the transition from such houses that wink at loose practices to the house of assignation, which does not derive any part of its returns from the legitimate service of keeping roomers, but depends upon the patronage brought to it by the professional street walker. Wherever solicitation upon the street is permitted,

such establishments will exist. Depending entirely upon vice, their location is necessarily limited to the quarters where the volume of vice is considerable. Solicitation upon the street is in turn limited to the vicinity of such houses, since the street-walker, in order to ply her vocation with profit, must have a place in the near vicinity to which she may bring her victims.

It is impossible to form any idea of the number of thefts and robberies committed by prostitutes and their male retainers, since the victims do not usually make complaint. It is known, however, that such crimes do take place.

More stringent methods should be adopted in dealing with this problem. The evils of prostitution should be unceasingly condemned by public opinion as a sin against morality. A system of eugenics should be taught in the public schools. Where prostitution assumes the form of a public nuisance, it should be punished as a crime. Purer forms of amusement for the young, better moral education in school, home and church, better housing and living conditions for the poor, the raising of the wages for female labor, the establishment of correctional institutions for those who have fallen—these are some of the methods by which the evil could be abated.

#### **Use of Cocaine.**

Closely associated with the subject of prostitution is the use of drugs and cocaine. Startling revelations concerning the use of cocaine by inhabitants of this

district were made in the spring of 1910. Two young men in the district made a confession, throwing an inside light on the effects of the cocaine habit. Both men had just passed their twenty-third birthday, yet asserted that they had been using morphine and cocaine for seven or eight years. Both made their confessions in matter of fact tones, telling as simply as if speaking of the weather, how young boys and girls drifted into the habit, and once slaves of the desire, would commit any crime to obtain the "dope"; how they lost all sense of decency, all regard for law and all sense of responsibility. Cocaine is taken to relieve the intense depression produced by indulgence in morphine. Cocaine is an alkaloid derived from coca leaves. The hydrochlorate which is that sold among the "dope fiends" is excellent as a local anesthetic, being made into a solution and injected at the point to be affected. It produces temporary insensibility to pain and in the hands of an expert surgeon leaves no disagreeable after effects. The very qualities which make the drug effective as an anesthetic, however, make it harmful as an ordinary stimulant. Its prolonged use wrecks the mind and body and causes muscular twitching and insomnia. Druggists were arrested for selling it to children in this crusade. Later they were tried and convicted. The pallid faces, the drooping eyelids of numberless men and women to be seen on the streets tell a ghastly story. Cocaine fiends are usually victims of the morphine habit before they begin the use of cocaine. Prostitutes

and persons whose systems are jaded use these drugs to get some of their former energy back. There is usually an unnatural life that antedates the beginning of the drug habit.

This crusade against cocaine and morphine was begun by the State Pharmaceutical Board early in 1910. In less than three months one hundred arrests were made, all of which have since been tried and convictions obtained in nearly every case. During the trials it was shown that a well organized "Cocaine Syndicate" existed in Philadelphia's Tenderloin. Children of the public schools had purchased this fatal drug and had become "sniffers" of "coke." Dr. Joseph P. Remington, dean of the College of Pharmacy, is responsible for the statement that many children of the crowded sections touching the Tenderloin and "rooming" quarters, are addicted to the cocaine habit.

I insert an extract from the *Press* of April 2, 1910. "The startling discovery has just been made that the drug is being used extensively by children. It is said that those who have become fiends first used cocaine put up in the form of a catarrh cure. Some years ago, before the food and drugs act of 1906 became a law, many so-called cures for catarrh were put up in the form of a patented article. It is a known fact that cocaine has some effect upon the mucous membranes, and to those who first used the "medicine" some relief was afforded. After having used several boxes the unsuspecting victim became a slave to the habit. The so-called cure had done

its work, and the victim, in search of relief from one disease, found himself in the toils of another.

"These catarrh cures have been given to children by parents who were unaware of the drug that they were administering. Many adults were using the drug without ever knowing that they were taking 'dope.' It has been discovered that in certain sections of the city, candy and chewing gum, containing cocaine are sold indiscriminately. Children using the gum and candy develop a craving for more. In a short time they become addicted to the habit and buy the drug from any of a number of illicit merchants. Dr. Koch says that children save their pennies until a number of them have saved a quarter. With this they buy a 'two-bite sniff'.

"A device has been invented by these young victims which they carry in their pockets and use from time to time. It consists of a small box, in the side of which a hole is bored. In this opening a small glass tube, like the glass filler for a fountain-pen, is inserted. The stiff cover of the box is removed and in its place a piece of cloth or thin paper is placed. The box is filled with the white powder, and when the drug fiend wishes to take a sniff of 'coke' he places the glass tube to the nose and taps the improvised cover of the box. The vibrations send little particles of the drug to the nostrils. In this manner the powder is placed where the effect is quick. Many of these boxes have been found in the pockets of young children."

Lieutenant Barry, of the Tenderloin Police Sta-

tion, has since called attention to the fact that these wholesale raids were followed by a wave of crime such as hold-ups and shooting affrays, in which "dope users" were the offenders. Maddened by the inability to satisfy their craving for "coke", they sometimes attacked innocent passers-by in sheer wantonness.

In Philadelphia, the rooming-house is dragged into the papers very frequently, by the suicide of the roomer. In October, 1910, five instances came to notice in two weeks. There were, doubtless, others as well. Many have come to our attention since. There is a house on Spring Garden street where five suicides occurred within a year. It is natural that the rooming house should be the scene of such tragedies, the friendless, the unemployed, the despondent, those disappointed in love, and girls in trouble drift to the rooming house. The causes of suicide are various, and often throw a side light on the inner life of the rooming house district. Murders and double shootings frequently occur in the rooming house, and are generally due to jealousy. In 1909, a murder and suicide occurred in a house on Spring Garden street. When the parties were identified it was found that a father and step-daughter had run away from home in Newark and had rented rooms as man and wife. The man was fifty-five years of age, and his step-daughter sixteen. When the police became suspicious and began to ask questions, he shot his step-daughter and killed himself.

Crimes of a less serious nature occur continually.

When a shop-lifter is arrested, it is generally found that she lives in some rooming house. Fourteen cases of this kind have come to our notice in six months. In February, 1911, the *Bulletin* contained the following article:

“Daisy Brown Held.”

“Daniel Brown, alias ‘Daisy Brown,’ who was arrested at 324 N. Eighth street, by Detective Scanlon and Special Officer McCarty, charged with having received stolen jewelry valued at \$300, was held in bail for a further hearing this morning, by Magistrate Beaton at the Central Police Court yesterday.

“Brown was arrested on a warrant sworn out by Simon G——, seventeen years old, who was arrested on December 14th, and sentenced to four years in the Huntingdon Reformatory for the theft of rings and other articles of value, which amounted to \$300, from Mrs. Annie Smith, of 29 N. Felton street.

“The boy declared that he had sold the jewelry to ‘Daisy’ for the sum of \$20, with which he hoped to leave the city, and said that when he asked for more money, Brown gave him a severe beating.”

Different crimes are brought to our attention from time to time. A man was locked up for attacking his wife and choking his daughter. Two men were arrested for swindling. A shoplifter had stolen goods in a department store and pawned them, a woman stole milk bottles from the front steps. These crimes were committed in the district in a single month. The district is a sort of sink into which are drained all the homeless vagabonds who live by their wits

or prey on the community. Thousands of good people live in this neighborhood. The good and bad dwell under the same roof and sleep in adjoining rooms. Whether young men and women are thrown directly into contact with prostitutes and criminals is not the question. The fact is, that they are living in an unfavorable environment, next door to fearful possibilities, and the surprise is, that these possibilities do not more frequently develop into actualities.

### Summary.

The problem of the roomer is due, mainly, to economic causes. There always will be a boarding or rooming house problem of some sort, especially if the growth of our cities continues. The phenomenal growth of the modern city is due to a re-distribution of population. Philadelphia is two hundred and twenty-five years old, yet one-third of its population has been added during the past twenty years. One of the causes contributing to this growth of the city is due to the application of machinery to agriculture. A special agent of the government reports that four men with improved agricultural implements now do the work formerly done by fourteen men. Philadelphia is situated in the midst of the richest districts of the United States. The value of the farm products of Lancaster county, Pa., exceeds that of any other county in the United States. Montgomery county stands second in the list and Chester county third. Owing to the introduction of machinery on the farm, many young men leave the farming districts and migrate to the city. The springing up of factories in the city has created a demand for labor of all kinds and attracted to the city the laborers who were driven from the farms. The railway has been one of the principal factors in the growth of our cities. Because of the remarkable railway system it is an easy matter to transport food to the cities, thus making it possible to feed any number of

people massed at one point. The tremendous migration of thousands of young men and women from country to city, which characterizes our present-day civilization, is creating new social problems. The call for hands and brains to do the world's work brings young men to the city from a thousand directions. To the young man the city is more attractive than the country. Here may be found superior educational advantages, greater religious privileges, more amusements, and an endless variety of excitement and happenings which appeal strongly to a young man or woman. The call of the city rather than the call of the wild lures the youth of today. Men no longer live at home with their parents until their apprentice days are past and until they are able to set up a home for themselves, as was the case a generation or two ago. They must be able to go where work is plenty and labor scarce. All these tendencies of our present day civilization produce the peculiar restlessness, the clannishness, the nomadism, characteristic of the youth of today.

To this class of workers a boarding or rooming house is a necessity. Those comprising the boarding or rooming house population have no household gods of a former generation to which they are attached, and are not hampered by any impedimenta save a valise or a trunk. They come and go when they please and where they please. It is fortunate for this wandering class that shelter and food are to be had; fortunate for the landlady that the roomer comes and goes; and fortunate for the owner of the

property that some one is willing to engage in such an undertaking as that of boarding house keeper and thus insure him a large return on the money invested in the property.

The district we have had under consideration is the resultant of three forces—the flow of population from the country to the city; the migration of the older residents from the congested downtown section to the suburbs, due to the advent of large business establishments and factories; the coming in of widows and thrifty young married couples to open up boarding and rooming houses in answer to the demand for shelter. Such a district has fairly well-defined boundaries which change as the conditions mentioned change.

From earliest colonial days there have been boarding houses and taverns for the accommodation of strangers and those who had no families. The real development of Philadelphia began in 1854, fifty-six years ago. At the time of consolidation the new city had a population of 530,000, or about one-third of its present-day population. The growth of the city began after the era of consolidation. After the Civil War the country districts surrounding Philadelphia contributed a large number of young men and women at the height of their industrial efficiency, who shared in the future development and growth of the city. These young men and women were housed in the comfortable old-fashioned boarding house. They were generally treated as members of the family, and the boarding house mistress mani-

fested a kindly interest in them, shared their trials incident to the new environment, invited them to accompany her to church and worship in her pew, and in more ways than one assumed the rôle of a mother in that critical period of their lives. Many of the prominent business men of our city today are ready to testify to the superior advantages and the refined surroundings of the boarding house of a generation ago. It was a real home, where there was a public parlor, where one's friends might be entertained, and in which the boarders assembled at night to sing songs, play games and relate the experiences of the day.

The old-fashioned boarding house is practically extinct. The rooming house has taken its place. The change from boarding to rooming began at the time of the Centennial Exposition in 1876. It is going on more rapidly than ever. This is true of the district we have had under consideration. The principal cause of this transition is economic. The high price of living has made it impossible for boarding house keepers to make both ends meet. Most of those who have given up "keeping boarders" and are now conducting rooming houses, declare they could no longer make a living by "keeping boarders." It is impossible to raise rates after they once have been established. The working hours for various occupations are so different that it is impossible to set a time for meals, convenient for all the boarders. Unless the establishment is very large, it is impossible to serve well-cooked meals at almost all hours. The

domestic servant problem is a serious one for boarding house keepers find it extremely difficult to procure help to assist in general housework. The rooming house keeper, on the other hand, experiences no difficulty in securing a chambermaid or an upstairs girl, or a woman to come in and clean by the day. Café proprietors have no difficulty in procuring waitresses or cooks. The work of domestics is becoming specialized. To secure a girl for "general housework" is well-nigh an impossibility. The café has other advantages over the boarding house, inasmuch as it is prepared to serve meals at all hours. One can order what he cares for. There is also greater freedom in the life of a lodging house than in a boarding house. The main reason for the transition from boarding to rooming is an economic one. The boarding house keeper goes out of business because she can no longer gain a competence by keeping boarders, or because she finds that greater returns are assured her by running a "rooming house."

We need not enter into a lengthy description of the character of the landladies. This varies greatly. The character of the landlady, to some extent, determines the condition of life of the lodger. Her economic condition is usually precarious. She engages in the rooming house business because it is about the only thing she is fitted for. She is usually a widow without any other income, or a young married woman who uses this means of adding to the family income. Many a boarding and rooming house keeper is the product of hard luck and adverse

circumstances, and often the prey of the loan-sharks, the real estate operator, and the agents of the credit system. Her economic condition is frequently such that practices are allowed that she would not otherwise countenance, if she were in better financial circumstances. Her effort to make both ends meet is a prominent cause for the existence of immoral practices. It requires greater moral courage than is generally possessed by the average rooming house proprietor to refuse several dollars for the use of a room for immoral purposes, especially when one is situated in a district where no one seems to care, and, if they did care, would not be likely to find it out.

There are a number of characteristics common to the roomer. In this aggregation of men and women in the rooming house districts mutual acquaintance and association is established, and this leads to the formation of similarities of kind. There is what Giddings calls a *potential likeness* to be noted among the members of the boarding and rooming house population. This is natural, inasmuch as they are influenced by the same environmental conditions. This has led to the formation of a "type." The expression is often heard from those acquainted with rooming house life, in discussing a "roomer": "*He is a typical furnished-roomer.*" There is a well-developed consciousness of kind among the dwellers in "rooming houses." One of the characteristics of the roomer is his desire to move frequently. He is a nomad. He often makes a change for no other reason than to satisfy this longing. The peculiar

isolation in the life of a roomer tends to make him unsocial, to a certain extent, suspicious of strangers, and cautious in making advances. There is a tendency for the roomer to group by occupation. This habit of grouping according to occupation is so pronounced that there is a characteristic tone to certain small localities. One block may be filled mostly by iron workers from Baldwin's Locomotive Works, another district may be recognized as a student centre, while still another may be composed mostly of railroad men, etc.

The economic condition of the average rooming house occupant is not a roseate one. He is not far removed from want. The salary of the young clerk, bookkeeper, stenographer, plumber's helper, mechanic, etc., is not large. His fixed expenses are so high that there is the constant struggle to make both ends meet. The furnished room houses are filled with human derelicts, who are "down and out". Philanthropic workers declare that there is a large amount of real poverty in the district, and many cases of misery constantly coming to our notice in this district. This is especially true of those occupying "furnished rooms for housekeeping."

There is no real social life within the rooming house. Surrounded by thousands of their own age and social position, many roomers are as much alone as a Crusoe on some desert island. There is a remarkable isolation of the individual roomer from his fellows. Lodgers of the same house usually keep to themselves. There is no lingering after meals, no

music, no discussions of the events of the day, or of sporting news, no Saturday afternoon excursion planned by the roomers. In very rare instances does one find a home-like atmosphere in a rooming house. What is the young fellow fresh from the country to do with his leisure hours? The motherly landlady of a generation ago is largely a dream of the past. He picks up a chance acquaintance somewhere. This acquaintance may be good or bad. But the possibilities wrapped up in casual meetings may assume a dangerous aspect. Women of immoral character have been known to take a room next to a young country lad on the third floor rear.

The Church, which forms the center of social life in many a rural community, does not exert a very marked influence upon the inhabitants of this district. The roomer does not go to church. A few attend services occasionally. They do not have a church home. Very few are in any way identified with the active work of the congregation. Of the non-church goers the vast majority are men. Dr. Josiah Strong is responsible for the statement that "in New York City not more than three per cent. of the male population are members of the Protestant churches. The men who are nominally communicants of the Catholic Church rarely ever attend its services." It is hard to reach a just conclusion in matters of this kind. It is safe to say that less than ten per cent. of the rooming population are regular attendants upon the services of the Church. More than three-fourths of the population are absolutely strangers to the churches.

There is no necessity of multiplying figures. The facts are known and recognized everywhere. In most places there is not room in our churches for one-third of the population, if they wanted to go. This room is not one-half taken; that which is taken is largely occupied by women. Less than forty religious organizations remain in the district under consideration. Are they adequate to minister to the spiritual needs of a population of 102,000? More than one-half of the churches have removed from the district within the past 40 years. Some that remain are so enfeebled by age that they are anxiously awaiting the moment to sing their "nunc dimittis" and depart in peace.

The Roman Catholic Church has not retreated. This Church receives thousands of additions to her host of worshippers from the immigrant population. She holds men through the power of her compact organization. There are, of course, continual defections from her altars as well as from the Protestant churches. One need not go far in a large city to find members of the Roman Catholics who are not true to their confirmation vows. On the whole, however, she seems to exercise a greater influence upon her members than does the Protestant Church.

The Protestant churches are seriously asking where they have failed. They are awaking to the situation which confronts them. When a man knows that he is sick and begins to seek a remedy, there is hope. The Church is beginning to learn that the vast majority of men cannot be driven to attend ser-

vices; they can only be attracted. If the old methods are worn out and ineffective, it is folly and sin to continue their operation. The Church has a Gospel, but needs to study its intelligent application. The truth may be the same and the need may be the same, but the method must change with the time. The change in the church building ought to correspond with the changes in present-day architecture. The idea of utility or adaptiveness is always foremost in other buildings. A manufacturing building is made for manufacturing purposes. A store is arranged for special trade. But the Church has not always considered usefulness, or even attractiveness. Vast sums of money are used, but there is no light, no room, no ventilation, no comfort, but an echo, and a sepulchral appearance. There are pillars and arches and shadows but no people.

The Church should adopt business ways and principles. Many churches fail conspicuously in conducting their own finances. The successful church must be the cosmopolitan and democratic church. There should be no social distinctions manifested in the work of the Church. The newer group, comprising the rooming house population, are not accustomed to the pew rent system which is in vogue in many of our downtown churches. "An old sailor went into a fashionable church in one of our cities, and the doors of the pews were shut as he came up the aisle, and the church was filled with emptiness, neither men nor Gospel being there. He passed up the aisle vainly looking for a seat. He was directed

to a back row. He walked out, and at the door-way asked the sexton what church it was. 'Christ's,' responded the sexton. 'I guess he isn't here tonight,' replied the sailor."

The failure of the Church to reach men is due to a misunderstanding of the mission of the Church. The Church is not a charitable institution, nor an educational institution, nor a centre of philanthropy and culture, but it is primarily the place of regeneration, and conversion and eternal salvation. It is the fortification of righteousness in the great battle against sin and wrong. It is a mockery of the sacrifice of Christ and a sad perversion of truth, to teach that the Church ought to have most to do with this life. The Church has her faults. Her leaders admit it. But these, alone, do not account for the absence of men from her services. The hindrance to church attendance rests in the individual as well as on the Church. Men do not want to attend church and consequently manufacture all kinds of excuses. The Church is a mighty factor in human society, here and now, but its first and fundamental work is to minister to the needs of the soul. The emphasis upon the present at the expense of the future, and the emphasis upon the body instead of the soul, has wrought untold injury, and rooted a poisonous misunderstanding in the minds and hearts of men. The Church has a social mission, but it has first a saving mission. Social grievances and misrepresentations have seriously affected the work of the Church.

The most powerful agency for uplift in this district is the public school. Dr. Brumbaugh, Superintendent of Public Schools in the City of Philadelphia, said, in his annual report for the year ending Dec. 31, 1908: "There is, perhaps, no equal group in society that makes more powerfully for right living than do the teachers in our schools. They are not only required by law to be persons of high moral character, but the nature of the service they render is such as to attract and conserve the finest characters society can produce. The moral character of the teaching body is so far above criticism that it is made the subject of emulation and eulogy by right-minded persons. It is a hopeful sign that this high standard not only exists but is constantly increasing. Our teaching body is a source of gratification and pride to our civilization.

"Moreover, the school is so organized that it is essentially ethical in its entire spirit and operation. The pupil in the public school is under a system of activities that promotes not only his intellectual but also his moral and his spiritual well-being. From the moment the pupil enters the school till he completes his routine of duties, he is impressed with the importance of punctuality, promptness, regularity, industry, neatness, accuracy and kindred virtues of the moral life. He is also given to understand the importance of kindness, courtesy, conscientiousness, respect for others and for law, fair play among his fellows, and devotion to clean and noble ideals. These qualities are constructively wrought in his daily life,

and by the discipline of the school, any violation thereof is promptly and adequately punished. The entire spirit of any rightly organized school makes for a sane and splendid spiritual self."

Example and environment are potent forces in the organization of soul-growth. Attention must be paid to the physical needs of the child. Medical inspection is carried on, and trained nurses have been placed in charge of the children in the most congested sections of the city. Hygienic counsel is given to the parents. Much good has been accomplished in this way. The school yards should be larger so that the child might have a chance to play. School yards should be kept open during the afternoons and on Saturdays and part of Sunday for organized and supervised play. Judge Staae says: "If you want to lessen the burdens of the Juvenile Court, establish play grounds." In the "furnished apartments to let" children live in a single room. To these children play is not only physically, but morally a necessity and an essential part of their education.

Various amusements are found in the rooming district, or within easy walking distance. The most popular form of amusement is the moving picture show. A censorship of the pictures such as is carried on in New York City, is needed. Vulgar and indecent films should be excluded. Public sentiment has been aroused in this direction and a distinct improvement in the character of the exhibitions has been noticed. Principals of the public schools and

teachers in general hold that the picture shows exert a baneful influence upon the children. There is abundant evidence that the average roomer prefers a clean show. Many of the theatres of the Tenderloin are vile but there is no evidence that these performances are patronized by roomers, to any great extent.

One of the oldest social institutions in the city is the saloon. It has flourished since the days of Wm. Penn under all conditions, changing in minor details, but vital enough to outlive the fiercest assaults of its enemies. It meets certain definite needs or it would not exist. It flourishes in this particular locality as nowhere else. In Philadelphia there is one saloon to every 816 of the population. In the 6th, 10th, 11th, 12th, 13th and 14th wards there is one saloon to every 346 of the population. On the whole, the saloons of Philadelphia are conducted according to law. Even Mr. Gibboney, the faithful secretary of the Law and Order Society, admits this. He only presented three remonstrances against saloons in this district before the License Court in 1911. After careful consideration on the part of the court, the licenses were renewed. The strong feature of the saloon is that it is always open and accessible. The natural and rightful competitor of the saloon is the home. But before home-life begins houses should be provided with the elementary conditions of sanitation, privacy and space. Yet these are denied thousands of working men and women in our city, who seek in the saloon what they should find in the home.

If the saloon is the unmitigated evil its enemies would have us believe, it would have met the fate of the unfit ere this. To replace it we must give men what the saloon offers. It is the only meeting ground for friends and neighbors. It is the only place where a man can spend an hour in the company of his kind. It is the place where the man who is out of a job can find a position. Why do our temperance reformers not try to meet these every-day needs of men, and establish social centers where men may congregate? The Society for the Prevention of Cruelty to Animals erects watering troughs for horses in all sections of the city, why not organize a society to build lavatories and resting places for men and serve "lunch" at a nominal price? Instead of spending thousands of dollars annually to legislate the saloon out of existence as is the case with the organization known as the Anti-Saloon League, why not spend that large amount in establishing a substitute for the saloon?

Prostitution appears under different guises in this district. First there are a number of regular houses of prostitution. Residents of the district and shopkeepers know these houses for what they are, but it is extremely difficult to get evidence that will satisfy the courts and secure conviction. A more frequent type of disreputable house is conducted under the guise of "massage parlors." Some are conducted under the guise of "apartment houses." In some houses women of loose character live who bring men to their rooms whenever they please. This is com-

monly known as a house with "privileges." Many houses take lodgers that may come at any hour of the day or night. "Rooms for Transients—Day or Night" are the signs they display. Such houses are the rivals of the hotel, for the accommodation of those transient couples who ostensibly as man and wife always "have just arrived in the city and want a room for the night." Immoral practices are easy in a rooming house, and are often carried on without the knowledge of the landlady.

The most dangerous phase of immorality in the rooming house is the large number of temporary unions that are formed under the outward guise of marriage. In the chapter under Crime and Prostitution we recorded instances of crime resulting from such illicit combinations. It is impossible to procure any accurate information on this subject, but the testimony of persons acquainted with rooming house life indicates that a revelation of the actual number of such temporary unions existing at any one time would cause us to "sit up and take notice." The isolation of the young life from companionship and friends renders the potentialities of such acquaintanceships very great. Two people often strike up a temporary alliance for the sake of companionship and saving expense. The union, though illegal, is often happy. In many cases marriage is looked forward to as soon as the couple feel they can afford it. There are numerous instances on record where couples who had been living together in such an illegitimate relation for years were married. In

other cases temporary unions are formed where the motive of the girl is to find support and be relieved from the necessity of working in a store or factory, and that of the man gratification. Economic reasons play an important part in the formation of these temporary unions. Many employers pay low wages, with the hope that their girl employee will find some "gentleman friend" to help her. Temporary unions of this kind are frequently formed for the winter months, and re-formed between different parties the following autumn. Ministers of this district are not infrequently called upon to look after some young woman from the country living in such relationships. These temporary unions are avenues through which recruits are secured for the prostitute class. A woman loses all the self-respect that remains after she has been "thrown down" by a man. Then the way to prostitution is open.

One of the most urgent needs of this district is the establishment of philanthropic hotels or boarding houses for working girls. The author of "The Long Day" clearly and strikingly presents this need in the following words: "We have a great and crying need for two things—things which it is entirely within the power of a broad-minded philanthropy to supply. The most urgent of these needs is a very material and unpoetic one. We need a well-regulated system of boarding and lodging houses where we can live with decency upon the small wages we receive. We do not want any so-called working girls homes—God forgive the euphemism—which, while overcharging

us for the accommodations, at the same time would put us in the attitude of charity dependents. What the working girl needs is a cheap hotel or system of hotels—for she needs a great many of them—designed something after the Mills Hotels for working men. She also needs a system of well-regulated lodging houses, such as are scattered all over the city for the benefit of men.

“First and most important there must be no semblance of charity. Let the working girl’s hotel be so constructed and conducted that they will pay a fair rate of interest upon the money invested. Otherwise they would fail of any true philanthropic object.

“As to their conduct as institutions there should be no rules, no regulations which are not in full operation in the Waldorf-Astoria or the hotel St. Regis. The curse of all such attempts in the past has been the insistence upon *coercive morality*. Make them not only non-sectarian but non-religious. There is no more need of conducting a working girl’s hotel in the name of God or under the auspices of religious sentiment than there is necessity for advertising the Martha Washington Hotel or any fashionable bachelor apartment house as being under divine guidance.

“A clean room and three wholesomely cooked meals a day can be furnished to working girls at a price that would make it possible for them to live honestly on the small wage of the factory and store. We do not ask for luxuries and dainties. We do not

get them in the miserable, dark rooms where we are obliged to sleep, and we do not get them at the unappetizing boarding houses where countless thousands of us find sustenance. I do not know—I suppose nobody knows—how many working girls in New York City live in lodging houses. But they are legion and very few of them are contented with that life.

“In the model lodging house there should be perfect liberty of conduct and action on the part of the guests—who will not be inmates in any sense of the word. Such guests should have perfect liberty to come and go when they please at any hour of the day or night; be permitted to see any person they may choose to have come, without question or challenge, so long as the conventions of ordinary social life are complied with. Such an institution conducted on such a plan and managed so that it would make fair returns to its promoters, cannot fail to be welcomed; and would be of inestimable benefit as an uplifting and regenerative force with those for whom it is designed.”—*The Long Day*, pp. 285-288.

No ultimate cure of the problems now found in this district will be reached until the economic conditions which produce them are changed. When the clerk, the bookkeeper and the stenographer is recognized as entitled to receive a living wage, when the public realizes that the female stenographer and the girl in the department store is under just as great expenses as the man beside her, who is doing the same work at a higher wage, and when a proper

adjustment takes place, some of the basic causes of the rooming house problem will be removed. We cannot expect young men and women from the rural districts to fit into the complexities of our city life at once. In many cases they have not had the moral training to carry safely the freedom thrust upon them by their new environment. The home is partly to blame for this state of affairs. The school is very largely to blame. The primary business of the school is to fit men to take their proper place in the state, to train them for participation in the social and economic progress of the nation. This is not a treatise on education. We merely wish to show that the school has a share in the responsibility of training young men and women for their proper spheres in life. The boys and girls of today, who are to be the men and women of tomorrow, and who must go out and face all sorts of new situations, must have above all things an education which will put them in possession of themselves wherever they are. They must be shown how to retain the moral grip on themselves. They must be shown how to rise above their environment. Education of the generation that is to form the lodging house population of the future will not only strengthen the individual who must undergo the life of the "roomer," but it will prove a leaven in the rooming house population itself.

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